



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

**Special Magistrate: Thomas H Dougherty  
Contested**

**Special Magistrate: Renee Clark  
Non-Contested**

**A. WELCOME**

**B. STAFF ANNOUNCEMENTS / REMARKS**

**C. DIVIDING THE HEARING - CONTESTED AND NON-CONTESTED**

**D. SCHEDULED CASES**

**Agenda No.:** 001                                      **Complexity Level:** -                                      **Status:** Active  
**Respondent:** 67th Street North, LLC                                      **CEO:** Jen L Batchelor  
13529 Barberry Dr, Wellington, FL 33414-8518  
**Situs Address:** 13755 67th St N, West Palm Beach, FL                                      **Case No:** C-2024-05080014  
**PCN:** 00-41-42-33-00-000-3500                                      **Zoned:** AR

- Violations:**
- 1     Details:** Parking shall be prohibited on all vacant properties in residential districts. More specifically, but not limited to, large commercial trucks parked on the property.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.3  
**Issued:** 05/15/2024                                      **Status:** CEH
  - 2     Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.  
**Code:** Unified Land Development Code - 6.A.1.B.2.a  
**Issued:** 05/15/2024                                      **Status:** CEH

**Agenda No.:** 002                                      **Complexity Level:** -                                      **Status:** Active  
**Respondent:** Marrero, Yaite; Ruz, Ricardo                                      **CEO:** Jen L Batchelor  
621 Beech Rd, West Palm Beach, FL 33409-6170  
**Situs Address:** 14281 Orange Blvd, Loxahatchee, FL                                      **Case No:** C-2023-05080005  
**PCN:** 00-41-42-29-00-000-6070                                      **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 there are at least three semi-tractor trailers on the rear of the property.  
**Code:** Unified Land Development Code - 6.A.1.B.2.a  
**Issued:** 01/09/2024                                      **Status:** CEH
  - 2     Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, there are concrete columns at the front of the property that have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/09/2024                                      **Status:** CEH



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	<p><b>Issued:</b> 01/18/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>
2	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shipping containers has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 01/18/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>
3	<p><b>Details:</b> Parking shall be prohibited on all vacant properties in residential districts. More specifically, but not limited to, an RV, trucks and trailers parked on the vacant lot.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.3</p> <p><b>Issued:</b> 01/18/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>
4	<p><b>Details:</b> Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.d</p> <p><b>Issued:</b> 01/18/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>
5	<p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to, large piles of concrete to the northwest of the property.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 01/18/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>

cc: Watson, Robbie

<b>Agenda No.:</b>	005	<b>Complexity Level:</b>	1	<b>Status:</b>	Active				
<b>Respondent:</b>	Silvestre, Nancy; Melchor, Carlos E 4092 Vicliff Rd, West Palm Beach, FL 33406-8507			<b>CEO:</b>	Maggie Bernal				
<b>Situs Address:</b>	4092 Vicliff Rd, West Palm Beach, FL		<b>Case No.:</b>	C-2024-04160021					
<b>PCN:</b>	00-42-44-13-09-003-0160		<b>Zoned:</b>	RM					
<b>Violations:</b>	<table border="1"> <tr> <td>1</td> <td> <p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 04/17/2024 <span style="float: right;"><b>Status:</b> CEH</span></p> </td> </tr> <tr> <td>2</td> <td> <p><b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More Specifically: No vehicle is permitted to park on grass and/or unimproved surface area in a residential zoning district</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.b</p> <p><b>Issued:</b> 04/17/2024 <span style="float: right;"><b>Status:</b> CEH</span></p> </td> </tr> </table>					1	<p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 04/17/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>	2	<p><b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More Specifically: No vehicle is permitted to park on grass and/or unimproved surface area in a residential zoning district</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.b</p> <p><b>Issued:</b> 04/17/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>
1	<p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 04/17/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>								
2	<p><b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More Specifically: No vehicle is permitted to park on grass and/or unimproved surface area in a residential zoning district</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.b</p> <p><b>Issued:</b> 04/17/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>								

<b>Agenda No.:</b>	006	<b>Complexity Level:</b>	1	<b>Status:</b>	Active		
<b>Respondent:</b>	Moyado, Romulo; Villegas, Natividad 4180 Sanders Dr, Lake Worth Beach, FL 33461-4331			<b>CEO:</b>	Maggie Bernal		
<b>Situs Address:</b>	4180 Sanders Dr, Lake Worth, FL		<b>Case No.:</b>	C-2024-02150001			
<b>PCN:</b>	00-42-44-25-00-000-1443		<b>Zoned:</b>	RM			
<b>Violations:</b>	<table border="1"> <tr> <td>3</td> <td> <p><b>Details:</b> 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 #M1998-025263(Air Conditioning) has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.4.1</p> <p><b>Issued:</b> 02/29/2024 <span style="float: right;"><b>Status:</b> CEH</span></p> </td> </tr> </table>					3	<p><b>Details:</b> 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 #M1998-025263(Air Conditioning) has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.4.1</p> <p><b>Issued:</b> 02/29/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>
3	<p><b>Details:</b> 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 #M1998-025263(Air Conditioning) has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.4.1</p> <p><b>Issued:</b> 02/29/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>						

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**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 # E1998-025263(Electrical) has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 02/29/2024 **Status:** CEH

**Agenda No.:** 007 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Quintana, Idel Napoles **CEO:** Maggie Bernal  
3925 Espan Ct, Lake Worth Beach, FL 33461-1803  
**Situs Address:** 3949 Melaleuca Ln, Lake Worth, FL **Case No:** C-2024-02210006  
**PCN:** 00-43-44-30-01-081-0042 **Zoned:** RM

**Violations:**

**4** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
More Specifically: Accessory Bldg./Metal Shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/08/2024 **Status:** CEH

**5** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
More Specifically: Driveway has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/08/2024 **Status:** CEH

**Agenda No.:** 008 **Complexity Level:** - **Status:** Active  
**Respondent:** EQUITABLE REOJ LLC **CEO:** Steve G Bisch  
4530 Pine Tree Dr, Boynton Beach, FL 33436-4825  
**Situs Address:** 15056 S Jog Rd, Delray Beach, FL **Case No:** C-2023-12040026  
**PCN:** 00-42-46-22-23-005-0050 **Zoned:** CG

**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 canopy structure with multiple electrical and mechanical components has been erected without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/13/2023 **Status:** CEH

cc: Code Enforcement

**Agenda No.:** 009 **Complexity Level:** - **Status:** Active  
**Respondent:** Lowenstein, Cindy **CEO:** Steve G Bisch  
111 Scott Ave, South Amboy, NJ 08879-1147  
**Situs Address:** 17261 Balboa Point Way, Boca Raton, FL **Case No:** C-2024-04030027  
**PCN:** 00-43-46-31-12-000-0150 **Zoned:** RS

**Violations:**

**1** **Details:** Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)  
**Issued:** 04/12/2024 **Status:** CEH

**2** **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically the screen room on the rear of the dwelling has torn and missing screens.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 04/12/2024 **Status:** CEH

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**3 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 doorbell is missing and there is openly accessible wiring at that location.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-46 (c) (3)  
**Issued:** 04/12/2024 **Status:** CEH

**Agenda No.:** 010 **Complexity Level:** - **Status:** Active  
**Respondent:** Merman, James A **CEO:** Steve G Bisch  
 8232 Bridle Path, Boca Raton, FL 33496-1202

**Situs Address:** 8232 Bridle Path, Boca Raton, FL **Case No:** C-2024-02150020  
**PCN:** 00-42-43-27-05-071-0880 **Zoned:** AGR

**Violations:**

**2 Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:  
 a. The barrier must be at least four (4) feet high on the outside.  
 b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.  
 c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door  
  
 Original permitted pool barrier was a screen room. There is a fence around the pool but the fence has not been permitted or verified as pool barrier  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)  
**Issued:** 03/01/2024 **Status:** CEH

**3 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence has been erected or installed around the pool without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/01/2024 **Status:** CEH

**Agenda No.:** 011 **Complexity Level:** - **Status:** Active  
**Respondent:** Preble, Alpha Z; Vieira, Karen **CEO:** Steve G Bisch  
 11103 Stonewood Forest Trl, Boynton Beach, FL 33473-488

**Situs Address:** 5162 Van Buren Rd, Delray Beach, FL **Case No:** C-2024-02060022  
**PCN:** 00-42-46-23-03-000-5560 **Zoned:** RS

**Violations:**

**2 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an enclosed roofed structure has been erected or installed on the southeast corner of the lot without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/14/2024 **Status:** CEH

**3 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, concrete has been added on both sides of the driveway to expand it beyond the original permitted condition without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/14/2024 **Status:** CEH

**Agenda No.:** 012 **Complexity Level:** - **Status:** Active  
**Respondent:** SAXONY CONDOMINIUM ASSOCIATION, INC. **CEO:** Steve G Bisch

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1300 Park Central Blvd S, PompanoBeach, FL 33064

**Situs Address:**

**Case No:** C-2023-10120005

**PCN:**

**Zoned:**

**Violations:**

**1** **Details:** Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. More specifically there is cracked and spalling concrete on the underside of the walkway between units 383 and 384 Saxony. More easily visible looking up between units 359 and 360.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (j)  
**Issued:** 11/22/2023 **Status:** CEH

**Agenda No.:** 013

**Complexity Level:** -

**Status:** Active

**Respondent:** Pulido Boet, Pedro L; Gutierrez Perez, Andrea  
16795 63rd Rd N, Loxahatchee, FL 33470-6010

**CEO:** Brian Burdett

**Situs Address:** 16795 63rd Rd N, Loxahatchee, FL

**Case No:** C-2024-03070002

**PCN:** 00-40-42-36-00-000-7330

**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:** 03/15/2024 **Status:** CEH

**Agenda No.:** 014

**Complexity Level:** -

**Status:** Active

**Respondent:** La Rosa, Jose Clemente  
9469 Mandarin Blvd, Loxahatchee, FL 33470-2655

**CEO:** Brian Burdett

**Situs Address:** 9469 Mandarin Blvd, Loxahatchee, FL

**Case No:** C-2024-03040025

**PCN:** 00-40-42-14-00-000-7010

**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: several semi-tractors and trailers stored in a residential zone.  
**Code:** Unified Land Development Code - 6.A.1.B.2.a  
**Issued:** 03/04/2024 **Status:** CEH

**Agenda No.:** 015

**Complexity Level:** -

**Status:** Active

**Respondent:** Marshall, Sean Michael; Stepro, Kasey Lynn  
13881 54th St N, West Palm Beach, FL 33411

**CEO:** Brian Burdett

**Situs Address:** 16143 62nd Rd N, Loxahatchee, FL

**Case No:** C-2023-12180005

**PCN:** 00-40-42-36-00-000-5500

**Zoned:** AR

**Violations:**

**1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fill dirt has been erected or installed without a valid building permit.  
  
All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, fill dirt.

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**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
PBC Amendments to FBC 7th Edition (2020) - 110.9  
**Issued:** 01/04/2024 **Status:** CEH

cc: Marshall, Sean Michael  
Stepro, Kasey Lynn

**Agenda No.:** 016 **Complexity Level:** - **Status:** Active  
**Respondent:** Ram Construction MGMT Inc. **CEO:** Brian Burdett  
4700 SW 51st St, Ste 208, Davie, FL 33314  
**Situs Address:** 70th St N, FL **Case No:** C-2024-01250007  
**PCN:** 00-40-42-26-00-000-7900 **Zoned:** AR

- Violations:**
- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Fill has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/07/2024 **Status:** CEH
  - 2** **Details:** Parking shall be prohibited on all vacant properties in residential districts. More specifically including but not limited to utility trailers.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.3  
**Issued:** 02/07/2024 **Status:** CEH
  - 3** **Details:** An accessory use shall continue only as long as the principal use that it serves remains active. More specifically, accessory structure on vacant lot.  
**Code:** Unified Land Development Code - 4.B.1.D.5  
**Issued:** 02/07/2024 **Status:** CEH
  - 4** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically: burying vegetative debris on vacant lot.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 02/07/2024 **Status:** CEH

cc: Ram Construction Mgmt Inc.

**Agenda No.:** 017 **Complexity Level:** - **Status:** Active  
**Respondent:** ALENCAR, GIDALTI **CEO:** Richard F Cataldo  
10467 S 228th Ln, Boca Raton, FL 33428-5746  
**Situs Address:** 10467 228th Ln S, Boca Raton, FL **Case No:** C-2024-02010014  
**PCN:** 00-41-47-25-11-002-0100 **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, roof repair without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/02/2024 **Status:** CEH

**Agenda No.:** 018 **Complexity Level:** - **Status:** Active  
**Respondent:** BRITTON VERANDA CLUB LLC **CEO:** Richard F Cataldo  
1200 S Pine Island Rd, Plantation, FL 33324  
**Situs Address:** 6061 Palmetto Cir N, Boca Raton, FL **Case No:** C-2024-04080004  
**PCN:** 00-42-47-22-01-032-0000 **Zoned:** AR

- 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 # M-2022-008041-0000 for HVAC has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

	<b>Issued:</b> 04/12/2024		<b>Status:</b> CEH
<b>2</b>	<p><b>Details:</b> 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 # M-2022-008041-0000 for HVAC requires a certificate of completion.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 111.5</p> <p><b>Issued:</b> 04/12/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>		
<b>3</b>	<p><b>Details:</b> 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-2022-007827-0000 for HVAC has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.4.1</p> <p><b>Issued:</b> 04/12/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>		
<b>4</b>	<p><b>Details:</b> 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 # M-2022-007827-0000 for HVAC requires a certificate of completion.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 111.5</p> <p><b>Issued:</b> 04/12/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>		

**cc:** Britton Veranda Club Llc  
Britton Veranda Club Llc

<b>Agenda No.:</b> 019	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> CORONADO AT BOCA RATON CONDOMINIUM ASSOCIATION, INC. 806 S Military Trl, Deerfield Beach, FL 33442		<b>CEO:</b> Richard F Cataldo
<b>Situs Address:</b> 22703 Camino Del Mar, Building 2, Boca Raton, FL		<b>Case No:</b> C-2024-03220011
<b>PCN:</b> 00-42-47-27-57-002-		<b>Zoned:</b> AR

<b>Violations:</b>	<p><b>1</b> <b>Details:</b> Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, the exterior door of the west stairwell that opens to the fourth floor does not fully close properly.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (m)</p> <p><b>Issued:</b> 03/29/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>
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<b>Agenda No.:</b> 020	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Machado, Jose A; Machado, Mildred A 22321 Doran Ave, Boca Raton, FL 33428-3994		<b>CEO:</b> Richard F Cataldo
<b>Situs Address:</b> 22321 Doran Ave, Boca Raton, FL		<b>Case No:</b> C-2023-12270018
<b>PCN:</b> 00-41-47-26-03-030-0040		<b>Zoned:</b> RS

<b>Violations:</b>	<p><b>1</b> <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the driveway has been widened without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 01/02/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>
	<p><b>2</b> <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, concrete pavers have been installed in the right-of-way without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 01/02/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>



**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**SEPTEMBER 04, 2024 9:00 AM**

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| <b>4</b> | <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 roofed canopy structure on the right side of the residence has been erected or installed without a valid building permit.<br><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br><b>Issued:</b> 01/02/2024 <span style="float: right;"><b>Status:</b> CEH</span>  |
| <b>7</b> | <b>Details:</b> 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:<br>a. The barrier must be at least four (4) feet high on the outside.<br>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.<br>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.<br>More specifically, a permit is on file for a screen enclosure as the pool barrier, however, the screen enclosure has been removed.<br><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)<br><b>Issued:</b> 01/02/2024 <span style="float: right;"><b>Status:</b> CEH</span> |

**Agenda No.:** 021 **Complexity Level:** - **Status:** Active  
**Respondent:** Ochoa, Clara I **CEO:** Richard F Cataldo  
6990 Calle Del Paz W, Boca Raton, FL 33433-6426  
**Situs Address:** 6990 Calle Del Paz W, Boca Raton, FL **Case No:** C-2023-11200021  
**PCN:** 00-42-47-27-05-003-0080 **Zoned:** AR

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| <b>Violations:</b> | <b>1</b> <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 front setback has been erected or installed without a valid building permit.<br><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br><b>Issued:</b> 12/20/2023 <span style="float: right;"><b>Status:</b> CEH</span> |
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**Agenda No.:** 022 **Complexity Level:** 1 **Status:** Active  
**Respondent:** 2478 KENTUCKY LLC **CEO:** Frank A Davis  
500 Santa Fe Rd, West Palm Beach, FL 33406  
**Situs Address:** 2478 Kentucky St, West Palm Beach, FL **Case No:** C-2023-08110002  
**PCN:** 00-43-44-05-11-002-0011 **Zoned:** RS

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|--------------------|--|
| <b>Violations:</b> | <b>5</b> <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 4' Chain link and 6' Wood fence/ Gate has been erected or installed without a valid building permit.<br><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br><b>Issued:</b> 08/22/2023 <span style="float: right;"><b>Status:</b> CEH</span> |
|                    | <b>6</b> <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Enclosed Carport has been erected or installed without a valid building permit.<br><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br><b>Issued:</b> 08/22/2023 <span style="float: right;"><b>Status:</b> CEH</span>                      |

cc: 2478 Kentucky Llc  
2478 Kentucky Llc

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

**Agenda No.:** 023 **Complexity Level:** 1 **Status:** Active  
**Respondent:** GARCIA, JUAN GOMEZ **CEO:** Frank A Davis  
902 N C St, Lake Worth Beach, FL 33460-2439  
**Situs Address:** 2887 Oak Dr, West Palm Beach, FL **Case No:** C-2024-04300009  
**PCN:** 00-43-44-08-10-001-0050 **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, Garage Addition has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/21/2024 **Status:** CEH
  
  - 3 **Details:** 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 Shutters Covering Windows.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-43 (a)  
**Issued:** 05/21/2024 **Status:** CEH

**cc:** Garcia, Juan Gomez

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**Agenda No.:** 024 **Complexity Level:** 1 **Status:** Active  
**Respondent:** LEGGE, MICHAEL **CEO:** Frank A Davis  
2365 Carambola Rd, West Palm Beach, FL 33406-5224  
**Situs Address:** 2365 Carambola Rd, West Palm Beach, FL **Case No:** C-2024-01080001  
**PCN:** 00-43-44-08-06-003-0203 **Zoned:** RS

- 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, 6' Wood Fence/ Gate has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/16/2024 **Status:** CEH
  
  - 5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, New Windows has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/16/2024 **Status:** CEH
  
  - 6 **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 exterior of Needs repair (Siding).  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 01/16/2024 **Status:** CEH

**cc:** Code Enforcement

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**Agenda No.:** 025 **Complexity Level:** 1 **Status:** Active  
**Respondent:** PINO, BARBARA **CEO:** Frank A Davis  
3870 Home St, West Palm Beach, FL 33406-4914  
**Situs Address:** 3870 Home St, West Palm Beach, FL **Case No:** C-2024-03190015  
**PCN:** 00-43-44-07-08-000-0101 **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, 6' Chain Link and 6' Wood Fence/ Gate has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/19/2024 **Status:** CEH

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/19/2024 **Status:** CEH
- 4     Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Shed has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/19/2024 **Status:** CEH
- 5     Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Light Poles in Rear has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/19/2024 **Status:** CEH

cc: Code Enforcement

<b>Agenda No.:</b> 026	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> SOTOLONGO, LEISY; SOLA, OSCAR 3017 Collin Dr, West Palm Beach, FL 33406-5012		<b>CEO:</b> Frank A Davis
<b>Situs Address:</b> 3017 Collin Dr, West Palm Beach, FL		<b>Case No:</b> C-2024-02140018
<b>PCN:</b> 00-43-44-07-09-021-0020		<b>Zoned:</b> RM
<b>Violations:</b>	<ul style="list-style-type: none"> <li> <p><b>1     Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Paver Diveway has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1  <b>Issued:</b> 02/21/2024 <span style="float: right;"><b>Status:</b> CEH</span></p> </li> <li> <p><b>2     Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 4' &amp; 6' White Gate/ Fence has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1  <b>Issued:</b> 02/21/2024 <span style="float: right;"><b>Status:</b> CEH</span></p> </li> </ul>	

cc: Code Enforcement

<b>Agenda No.:</b> 027	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> UNIVERSE NEWWAVE INVESTMENTS LLC 4613 N University Dr, Pompano Beach, FL 33067-4602		<b>CEO:</b> Frank A Davis
<b>Situs Address:</b> 4762 Canal Rd, West Palm Beach, FL		<b>Case No:</b> C-2023-11070011
<b>PCN:</b> 00-42-44-01-06-001-0010		<b>Zoned:</b> RH
<b>Violations:</b>	<ul style="list-style-type: none"> <li> <p><b>2     Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 Sheds has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1  <b>Issued:</b> 11/07/2023 <span style="float: right;"><b>Status:</b> CEH</span></p> </li> </ul>	

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

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

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

**Issued:** 11/07/2023

**Status:** CEH

**cc:** Code Enforcement  
Universe Newwave Investments Llc

**Agenda No.:** 028

**Complexity Level:** 1

**Status:** Active

**Respondent:** Garcia, Ulises; Garcia, Aleida  
13045 47th Ct N, West Palm Beach, FL 33411-8130

**CEO:** Darrin L Emmons

**Situs Address:** 13045 47th Ct N, West Palm Beach, FL

**Case No:** C-2024-01080029

**PCN:** 00-41-43-09-00-000-1790

**Zoned:** AR

**Violations:**

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

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

**Issued:** 01/16/2024

**Status:** CEH

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

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

**Issued:** 01/16/2024

**Status:** CEH

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

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

**Issued:** 01/16/2024

**Status:** CEH

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

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

**Issued:** 01/16/2024

**Status:** CEH

**8** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, Pool permit # B-2008-001016-0000 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, Pool permit #B-2008-001016-0000 has become inactive.

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

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

**Issued:** 01/16/2024

**Status:** CEH

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

- 9 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:** 01/16/2024 **Status:** CEH
- 10 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, there is a roofed structure behind the residence that has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/16/2024 **Status:** CEH

**Agenda No.:** 029 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Malafronte, Frank R **CEO:** Darrin L Emmons  
 17285 42nd Rd N, Loxahatchee, FL 33470-3510  
**Situs Address:** 17285 42nd Rd N, Loxahatchee, FL **Case No:** C-2024-02210011  
**PCN:** 00-40-43-11-00-000-5540 **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, there are two shipping type containers on this residential property without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/26/2024 **Status:** CEH
- 2 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a metal accessory building has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/26/2024 **Status:** CEH

**Agenda No.:** 030 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Owen, Malcolm L; Owen, Ethel D **CEO:** Darrin L Emmons  
 13749 Persimmon Blvd, West Palm Beach, FL 33411-8150  
**Situs Address:** 13749 Persimmon Blvd, West Palm Beach, FL **Case No:** C-2024-01260007  
**PCN:** 00-41-43-04-00-000-8020 **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, a White shed has been erected or installed in the rear East side of this residential property without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/30/2024 **Status:** CEH

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

- 4** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a White shed has been erected or installed in the rear East side of this residential property without a valid building permit. has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/30/2024 **Status:** CEH
- 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, Addition to Building permit # B-1999-034101-0000 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, Addition to Building permit #B-1999-034101-0000 has become inactive.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 01/30/2024 **Status:** CEH

**Agenda No.:** 031 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Santos, Jason A **CEO:** Darrin L Emmons  
 16888 W Goldcup Dr, Loxahatchee, FL 33470-4134  
**Situs Address:** 16888 W Goldcup Dr, Loxahatchee, FL **Case No:** C-2024-01080024  
**PCN:** 00-40-43-25-00-000-3810 **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 Red shed has been erected or installed on the West side of this residential property without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/30/2024 **Status:** CEH
- 3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a wooden pergola has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/30/2024 **Status:** CEH
- 4** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a metal roofed canopy type structure has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/30/2024 **Status:** CEH
- 5** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a wood on wood fence has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/30/2024 **Status:** CEH

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**SEPTEMBER 04, 2024 9:00 AM**

**Agenda No.:** 032                                  **Complexity Level:** 1                                  **Status:** Active  
**Respondent:** Acosta, Albert; Acosta, Deborah                                  **CEO:** Jose Feliciano  
74 W Rubber Tree Dr, Lake Worth, FL 33467-4841  
**Situs Address:** 74 W Rubber Tree Dr, Lake Worth, FL                                  **Case No:** C-2023-09080008  
**PCN:** 00-42-44-28-04-000-3460                                  **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, asphalt milling driveway has been erected or installed without a valid building permit at property front.  
         **Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
         **Issued:** 09/13/2023                                  **Status:** CEH
  
- 3     **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, accessory structure (shed) has been erected or installed without a valid building permit at property rear.  
         **Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
         **Issued:** 09/13/2023                                  **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, wooden fence and gates have been erected or installed without a valid building permit. NOTE: Fence acts as a pool barrier.  
  
         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:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
         Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)  
         **Issued:** 09/13/2023                                  **Status:** CEH

**Agenda No.:** 033                                  **Complexity Level:** 1                                  **Status:** Active  
**Respondent:** Emile, Sherly                                  **CEO:** Jose Feliciano  
7146 Thompson Rd, Boynton Beach, FL 33426-7660  
**Situs Address:** 7146 Thompson Rd, Boynton Beach, FL                                  **Case No:** C-2024-03010019  
**PCN:** 00-43-45-08-00-002-0080                                  **Zoned:** RS

**Violations:**

- 1     **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More Specifically; Commercial Semi Tractor Trailer Cabs being parked at property that do not meet the code criteria requirements.  
  
         No person shall park, store, or keep equipment, a commercial vehicle, recreational vehicle, marine vessel, trailer, sports vehicle such as dune buggy, jet skis, racing vehicle, off-road vehicle, air boat, canoe or paddleboat, on any public street, or other thoroughfare or any R-O-W within a residential district for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. More Specifically; Commercial Semi Tractor Trailer Cabs are prohibited from parking on ROW areas in this residential zoning district.  
         **Code:** Unified Land Development Code - 6.A.1.B.2.a  
         Unified Land Development Code - 6.D.1.A.4.a.1

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

**Issued:** 03/06/2024 **Status:** CEH

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

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; unlicensed motor vehicles being parked at property.

**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
Unified Land Development Code - 6.D.1.A.4.a.2.a

**Issued:** 03/06/2024 **Status:** CEH

**Agenda No.:** 034 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Lopez, Ernesto F; Lopez, Rosalinda **CEO:** Caroline Foulke  
 7 W Palm Ave, Lake Worth, FL 33467-4825

**Situs Address:** 7 W Palm Ave, Lake Worth, FL **Case No:** C-2023-07240005  
**PCN:** 00-42-44-28-04-000-1680 **Zoned:** RS

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/27/2023 **Status:** CEH

**Agenda No.:** 035 **Complexity Level:** 1 **Status:** Active  
**Respondent:** POLO WEST GOLF CLUB INC **CEO:** Caroline Foulke  
 11199 Polo Club Rd, Wellington, FL 33414-6064

**Situs Address:** 8721 Lyons Rd, Boynton Beach, FL **Case No:** C-2024-04240010  
**PCN:** 00-42-45-18-08-007-0000 **Zoned:** AGR-PUD

**Violations:** **1** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More Specifically: Fence and fence columns are in disrepair.

**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 05/02/2024 **Status:** CEH

**2** **Details:** All exterior premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior premises which such occupant occupies or controls in a clean and sanitary condition. More Specifically: Green mold on fencing.

**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (a)  
**Issued:** 05/02/2024 **Status:** CEH

cc: Polo West Golf Club Inc.

**Agenda No.:** 036 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Lazo Venture Llc **CEO:** John Gannotti  
 3797 S Military Trl, Lake Worth, FL 33463

**Situs Address:** 4586 Orlando Ave, West Palm Beach, FL **Case No:** C-2024-05300016  
**PCN:** 00-42-43-24-05-000-0300 **Zoned:** RM

**Violations:** **1** **Details:** The exterior of all vacant structures shall be maintained in a manner required of occupied structures as provided in this code: window areas shall be maintained with appropriate glass and glazing treatment, exterior doors shall be water- and weather-tight, walls and roof areas shall be maintained in a clean, safe and intact condition, and water- and weather-tight. More specifically the white structure (garage) on the southeast side of the main structure with a collapsed roof and leaning walls.

**Code:** Palm Beach County Property Maintenance Code - Section 14-31 (c) (1)  
**Issued:** 05/30/2024 **Status:** CEH



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

**2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a wood privacy and white lattice fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/30/2024 **Status:** CEH

cc: Lazo Venture Llc

**Agenda No.:** 037 **Complexity Level:** 1 **Status:** Active  
**Respondent:** M&M N Military Llc **CEO:** John Gannotti  
3325 S University Dr, Ste 210, Davie, FL 33328  
**Situs Address:** 1098 N Military Trl, West Palm Beach, FL **Case No:** C-2024-04040018  
**PCN:** 00-42-43-25-31-001-0060 **Zoned:** MUPD

**Violations:**

**1** **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically cracks and holes in exterior walls of structure.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 04/05/2024 **Status:** CEH

**2** **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically missing and broken roof tiles.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 04/05/2024 **Status:** CEH

**3** **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 damaged and open electrical box and meter box on exterior of structure.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-46 (c ) (3)  
**Issued:** 04/05/2024 **Status:** CEH

**4** **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. More specifically pot holes and condition of parking lot.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 04/05/2024 **Status:** CEH

**8** **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Paint the exterior of structure.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (b)  
**Issued:** 04/05/2024 **Status:** CEH

**9** **Details:** All cornices, belt courses, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. More specifically the awnings in disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (h)  
**Issued:** 04/05/2024 **Status:** CEH

cc: M&M N Military Llc

**Agenda No.:** 038 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Alvestad, Aleksander; Prutseva, Yana **CEO:** Dennis A Hamburger  
7629 Santee Ter, Lake Worth, FL 33467-7866  
**Situs Address:** 7629 Santee Ter, Lake Worth, FL **Case No:** C-2024-04020021  
**PCN:** 00-42-45-09-16-000-0120 **Zoned:** RTS

**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 sauna has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/05/2024 **Status:** CEH

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**SEPTEMBER 04, 2024 9:00 AM**

**3**     **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2023-035587-0000 has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 04/05/2024   **Status:** CEH

**Agenda No.:** 039                                 **Complexity Level:** 1                         **Status:** Active  
**Respondent:** Elisias, Walande; Elisias, Tyger                         **CEO:** Dennis A Hamburger  
6345 Country Fair Cir, Boynton Beach, FL 33437-2823  
**Situs Address:** 6345 Country Fair Cir, Boynton Beach, FL                         **Case No:** C-2024-03290002  
**PCN:** 00-42-45-22-03-000-0270   **Zoned:** RS

**Violations:**

- 1**     **Details:** Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae.  
          **Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)  
          **Issued:** 04/01/2024   **Status:** CEH
- 2**     **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.  
          **Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
          **Issued:** 04/01/2024   **Status:** CEH

**cc:** Code Enforcement

**Agenda No.:** 040                                 **Complexity Level:** -                         **Status:** Active  
**Respondent:** Anastasio, Antonio Evangelista; Lozano, Rosa Maria                         **CEO:** Jamie G Illicete  
Garcia  
424 Erie Dr, Jupiter, FL 33458-4216  
**Situs Address:** 424 Erie Dr, Jupiter, FL   **Case No:** C-2023-11060017  
**PCN:** 00-42-41-01-05-011-0130   **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. More specifically, trailer parked in a required front setback or other area between the structure and the street.  
          **Code:** Unified Land Development Code - 6.D.1.A.1.b  
          **Issued:** 11/15/2023   **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, accessory structure (shed) on northside of structure has been erected or installed without a valid building permit/setback review permit.  
          **Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
          **Issued:** 11/15/2023   **Status:** CEH

**Agenda No.:** 041                                 **Complexity Level:** -                         **Status:** Active  
**Respondent:** Haskins, Howard; Haskins, Donna L                         **CEO:** Jamie G Illicete  
17284 Thrush Dr, Jupiter, FL 33458-8915  
**Situs Address:** 17284 Thrush Dr, Jupiter, FL   **Case No:** C-2024-01300020  
**PCN:** 00-42-41-03-09-000-0310   **Zoned:** RH

**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. More specifically, there are two (2) vehicles parked on property that are not displaying current tags and not screened from view from adjacent roads and lots.  
          **Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a  
          **Issued:** 01/31/2024   **Status:** CEH

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

**2 Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2019-001072-0000 for fence 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, failed to obtain a Certificate of Completion for permit # B-2019-001072-0000 for fence.

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

**Issued:** 01/31/2024 **Status:** CEH

**5 Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. More specifically, grass, weeds and low-growing vegetation is overgrown.

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

**Issued:** 01/31/2024 **Status:** CEH

**Agenda No.:** 042

**Complexity Level:** -

**Status:** Active

**Respondent:** Murphy, Christopher; Ross, Heather M  
6813 Mitchell St, Jupiter, FL 33458-3861

**CEO:** Jamie G Illicete

**Situs Address:** 6813 Mitchell St, Jupiter, FL

**Case No:** C-2023-07130022

**PCN:** 00-42-40-34-02-000-2460

**Zoned:** RH

**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, permit # B-2022-046472-0000 for Fence 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, failed to obtain a Certificate of Completion for Fence permit # B-2022-046472-0000.

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

**Issued:** 07/13/2023 **Status:** CEH

**3 Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # P-2013-025491-0000 for Plumbing-Sewer Connection 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, failed to obtain a Certificate of Completion for permit # P-2013-025491-0000 for Plumbing-Sewer Connection.

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

**Issued:** 07/13/2023 **Status:** CEH

**Agenda No.:** 043

**Complexity Level:** -

**Status:** Active

**Respondent:** Nunez, Amelia  
318 SW 28th Ter, Okeechobee, FL 34974-3958

**CEO:** Jamie G Illicete

**Situs Address:** 18055 Palm Point Dr, Jupiter, FL

**Case No:** C-2024-04240022

**PCN:** 00-42-40-35-05-002-0030

**Zoned:** RS

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 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, accessory structure (shed) has been erected or installed on the northwest side of the backyard without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/25/2024 **Status:** CEH

**Agenda No.:** 044 **Complexity Level:** - **Status:** Active  
**Respondent:** Peterson, Nicholas **CEO:** Jamie G Illicete  
4967 Bimini Rd, Tequesta, FL 33469-2045  
**Situs Address:** 4967 Bimini Rd, Jupiter, FL **Case No:** C-2024-05280036  
**PCN:** 00-42-40-25-04-005-0090 **Zoned:** RS

**Violations:** 1 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. More specifically, trailer improperly parked and not screened from view.  
**Code:** Unified Land Development Code - 6.D.1.A.1.c  
**Issued:** 06/07/2024 **Status:** CEH

**Agenda No.:** 045 **Complexity Level:** - **Status:** Active  
**Respondent:** Scheibe, Mark **CEO:** Jamie G Illicete  
10750 Esselburn Rd, Lakeville, OH 44638-9517  
**Situs Address:** 406 Philadelphia Dr, Jupiter, FL **Case No:** C-2024-03280017  
**PCN:** 00-42-41-01-05-012-0040 **Zoned:** RM

**Violations:** 1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicles parked on grass and not on an improved surface.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b  
**Issued:** 04/16/2024 **Status:** CEH  
3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, exterior security light fixture and wiring shas been erected or installed on front exterior wall of structure without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/16/2024 **Status:** CEH

cc: Occupant, Tenant Or

**Agenda No.:** 046 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Ojeda, Antonio; Flores, Susana H **CEO:** Michael L Jordan  
316 NW 11th Ave, Delray Beach, FL 33444-1737  
**Situs Address:** 722 Summer St, Lake Worth, FL **Case No:** C-2024-03060016  
**PCN:** 00-43-44-20-10-000-0070 **Zoned:** RH

**Violations:** 1 **Details:** Domesticated livestock shall be allowed accessory to a Single Family residential use on lots a minimum of one acre. More specifically there are chickens and roosters being kept on this property.  
**Code:** Unified Land Development Code - 5.B.1.A.21.a  
**Issued:** 03/21/2024 **Status:** CEH  
2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a chicken keeping structures have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/21/2024 **Status:** CEH  
3 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 03/21/2024 **Status:** CEH
- 4 Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a  
**Issued:** 03/21/2024 **Status:** CEH
- 5 Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b  
**Issued:** 03/21/2024 **Status:** CEH
- 6 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a residential addition to the rear of the house has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/21/2024 **Status:** CEH
- 7 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a metal porch cover or roof structure on the rear of the house has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/21/2024 **Status:** CEH

**Agenda No.:** 047 **Complexity Level:** - **Status:** Active  
**Respondent:** Martinez, Juan Pablo Ocampo; Pantoja, Grazia Milagro **CEO:** Michael L Jordan  
 Barahona  
 1567 63rd Dr S, West Palm Beach, FL 33415-4903  
**Situs Address:** 3214 Vassallo Ave, Lake Worth, FL **Case No:** C-2024-04250003  
**PCN:** 00-43-44-20-04-005-0090 **Zoned:** RM

- Violations:**
- 1 Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically the fencing and gates are in disrepair  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 04/25/2024 **Status:** CEH
- 2 Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b  
**Issued:** 04/25/2024 **Status:** CEH
- 3 Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a  
**Issued:** 04/25/2024 **Status:** CEH
- 4 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a metal porch roof on the front of the house has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/25/2024 **Status:** CEH
- 5 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a metal enclosure on the front of the carport has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

<b>6</b>	<p><b>Issued:</b> 04/25/2024 <span style="float: right;"><b>Status:</b> CEH</span></p> <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 shade or roof structure on the west side of the house has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 04/25/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>
<b>8</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Air Conditioning Equipment of the west side of the house has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 04/25/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>
<b>9</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 equipment on the west side of the house possibly supplying electricity to the air conditioning equipment has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 04/25/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>
<b>10</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed in the northeast corner of the property has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 04/25/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>
<b>11</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a metal roof or porch structure on the rear of the house has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 04/25/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>

cc: Code Enforcement

<b>Agenda No.:</b> 048	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Salmeron, Maria B; Santos, Sonia S Celix; Mejia, Jose I 3800 Gladys Ct, Lake Worth, FL 33461-4416		<b>CEO:</b> Michael L Jordan
<b>Situs Address:</b> 3800 Gladys Ct, Lake Worth, FL		<b>Case No:</b> C-2024-01100017
<b>PCN:</b> 00-43-44-30-01-045-0061		<b>Zoned:</b> RM
<b>Violations:</b>	<p><b>1</b> <b>Details:</b> 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 there is construction materials (pavers), junk trash and debris on the property</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 01/16/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>	

**Agenda No.:** 049 **Complexity Level:** - **Status:** Active  
**Respondent:** SASSO, Anthony **CEO:** Ozmer M Kosal  
13215 Running Water Rd, Palm Beach Gardens, FL  
33418-7931  
**Situs Address:** 13215 Running Water Rd, Palm Beach Gardens, FL **Case No:** C-2023-08140008

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

**PCN:** 00-41-41-20-01-003-0490

**Zoned:** AR

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 barn structure and additional three (3) standing accessory structures have been erected or installed without a valid building permit issued by the County Building Department.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 08/15/2023 <span style="float: right;"><b>Status:</b> CEH</span></p> |
| <b>2</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 interior fence within the property has been erected or installed without a valid building permit issued by the County Building Department.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 08/15/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>                                     |

**Agenda No.:** 050

**Complexity Level:** 1

**Status:** Active

**Respondent:** Garcia, Rene; Diaz Baez, Angeles M  
5849 Whippoorwill Cir, Westlake, FL 33470-6509

**CEO:** Ray F Leighton

**Situs Address:** 833 Cherry Rd, West Palm Beach, FL

**Case No:** C-2023-12190011

**PCN:** 00-43-43-30-15-012-0360

**Zoned:** RM

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 have been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 12/19/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>      |
| <b>2</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 12/19/2023 <span style="float: right;"><b>Status:</b> CEH</span></p> |
| <b>4</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 12/19/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>           |
| <b>5</b> | <p><b>Details:</b> 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><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)<br/> <b>Issued:</b> 12/19/2023 <span style="float: right;"><b>Status:</b> CEH</span></p>  |

**Agenda No.:** 051

**Complexity Level:** -

**Status:** Active

**Respondent:** Cantin, Stephane; Cantin, Nancy P  
4554 Pine Tree Dr, Delray Beach, FL 33445-1230

**CEO:** Timothy M Madu

**Situs Address:** 4554 Pine Tree Dr, Delray Beach, FL

**Case No:** C-2024-04240005

**PCN:** 00-42-46-12-01-002-0030

**Zoned:** AR

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

**Violations:**

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

More specifically, the shed/external structure was erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/24/2024 **Status:** CEH

**Agenda No.:** 052 **Complexity Level:** - **Status:** Active  
**Respondent:** Machado, Getulio S Jr; Machado, Glaucia **CEO:** Timothy M Madu  
4573 Pinetree Dr, Delray Beach, FL 33445-1229  
**Situs Address:** 4573 Pine Tree Dr, Delray Beach, FL **Case No:** C-2024-04240009  
**PCN:** 00-42-46-12-01-001-0040 **Zoned:** AR

**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, the shed/external structure, has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/24/2024 **Status:** CEH

**Agenda No.:** 053 **Complexity Level:** - **Status:** Active  
**Respondent:** Joanne Kowalski, trustee of The JCK Revocable Trust, **CEO:** Timothy M Madu  
u/a/d May 7, 2017  
PO Box 3168, Boynton Beach, FL 33424  
**Situs Address:** 8897 W Shady Ln, Boynton Beach, FL **Case No:** C-2023-07190013  
**PCN:** 00-42-45-13-02-000-0390 **Zoned:** AR

**Violations:**

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

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/09/2023 **Status:** CEH

**2** **Details:** The maximum height for a fence or wall on or adjacent to a residential lot line or in a landscape buffer shall be as follows: Within required front setback: four feet. Within required side, side street, and rear setback: six feet

More specifically, the fence must be 4 feet at the front of the property.

**Code:** Unified Land Development Code - 5.B.1.A.2.B.1  
**Issued:** 08/09/2023 **Status:** CEH

**Agenda No.:** 054 **Complexity Level:** - **Status:** Active  
**Respondent:** AKINS, MARLESTER **CEO:** Nedssa Miranda  
5965 Caribbean Blvd, West Palm Beach, FL 33407-1829  
**Situs Address:** 5965 Caribbean Blvd, West Palm Beach, FL **Case No:** C-2023-10180002  
**PCN:** 00-42-43-01-05-017-0242 **Zoned:** RM

**Violations:**

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

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

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/19/2023 **Status:** CEH





**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

**Violations:**

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

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, inoperable vehicles with flat tires

**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
      **Issued:** 04/25/2024   **Status:** CEH
  
- 2**     **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, driveway has been erected or installed without a valid building permit.

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
      **Issued:** 04/25/2024   **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.

Post the numerical address on the premises.

**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (c)  
      **Issued:** 04/25/2024   **Status:** CEH
  
- 4**     **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed/structure has been erected or installed without a valid building permit.

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
      **Issued:** 04/25/2024   **Status:** CEH
  
- 5**     **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.

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

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:** 04/25/2024   **Status:** CEH
  
- 6**     **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence has been erected or installed without a valid building permit.

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

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

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

**Issued:** 04/25/2024

**Status:** CEH

**Agenda No.:** 057

**Complexity Level:** -

**Status:** Active

**Respondent:** LAUAZANDIER, JOLAS; CHARLES, DENITE  
5790 Bermuda Cir W, West Palm Beach, FL 33407-1846

**CEO:** Nedssa Miranda

**Situs Address:** 5790 Bermuda Cir W, West Palm Beach, FL

**Case No.:** C-2024-04220040

**PCN:** 00-42-43-01-05-020-0061

**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. Please cut the grass in the front and backyard off the property.

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

**Issued:** 04/25/2024

**Status:** CEH

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

Obtain required building permits for the multiple driveway's or remove the multiple driveways.

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

**Issued:** 04/25/2024

**Status:** CEH

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

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

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

**Issued:** 04/25/2024

**Status:** CEH

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

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, including but not limited to all the vehicles, all the mechanicals' parts, equipment's, wood, oil containers, buckets, bottles, tires, plastics, car parts, containers, materials and any items storage on the property front and back of the property.

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

**Issued:** 04/25/2024

**Status:** CEH

**5** **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.

Maintain all sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas in a proper state of repair and free from hazardous conditions. More specifically, Remove any vehicles that are restricting access to the sidewalk. Do not obstruct the pedestrian's right-of-way.

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

**Issued:** 04/25/2024

**Status:** CEH

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

Please provide the appropriate landscape maintenance. More specifically, resod and or seed the damaged grass area caused by storage of vehicles.

**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)

**Issued:** 04/25/2024

**Status:** CEH

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

**8 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:** 04/25/2024 **Status:** CEH

**Agenda No.:** 058 **Complexity Level:** - **Status:** Active  
**Respondent:** ESTRADA, ANDRES; ESCALANTE, LILIA **CEO:** Nedssa Miranda  
5319 Harriet Pl, West Palm Beach, FL 33407-1629  
**Situs Address:** 5319 Harriet Pl, West Palm Beach, FL **Case No:** C-2024-04290025  
**PCN:** 00-42-43-02-01-005-0200 **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, Inactive Aluminum porch permit # B-2023-009894-0000 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 Aluminum porch permit # B-2023-009894-0000.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 04/30/2024 **Status:** CEH

**Agenda No.:** 059 **Complexity Level:** - **Status:** Active  
**Respondent:** FINANZ CAPITAL **CEO:** Nedssa Miranda  
2000 Salzedo St, Apt 518, Miami, FL 33134-4338  
**Situs Address:** 45th St, West Palm Beach, FL **Case No:** C-2024-03210041  
**PCN:** 00-42-43-01-01-000-0066 **Zoned:** RM

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

**Violations:**

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

All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, fill dirt/development.

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

**Issued:** 03/21/2024 **Status:** CEH

**Agenda No.:** 060 **Complexity Level:** - **Status:** Active  
**Respondent:** FINANZ CAPITAL **CEO:** Nedssa Miranda  
 11924 FOREST HILL, Ste 10 A-354, Wellington, FL 33414  
**Situs Address:** 45th St, West Palm Beach, FL **Case No.:** C-2024-03210043  
**PCN:** 00-42-43-01-01-000-0063 **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, Fill dirt/Development has been erected or installed without a valid building permit.

All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, Fill dirt/Development.

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

**Issued:** 03/21/2024 **Status:** CEH

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

**Agenda No.:** 061                                  **Complexity Level:** -                                  **Status:** Active  
**Respondent:** JEAN BAPTISTE, MARIE J; JEAN BAPTISTE, ARNOLI    **CEO:** Nedssa Miranda  
5451 Eadie Pl, West Palm Beach, FL 33407-1619  
**Situs Address:** 5451 Eadie Pl, West Palm Beach, FL                                  **Case No:** C-2023-06210033  
**PCN:** 00-42-43-02-01-010-0040                                  **Zoned:** RM

**Violations:**

- |   |   |
|---|---|
| 1 | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 alteration/structure has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the front alteration/structure or remove the front alteration/structure.</p> <p>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, front alteration/structure</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> PBC Amendments to FBC 7th Edition (2020) - 111.1<br/> <b>Issued:</b> 06/23/2023                                  <b>Status:</b> CEH</p> |
| 2 | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, back addition/structure has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the back addition/structure or remove the back addition/structure.</p> <p>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, back addition/structure</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> PBC Amendments to FBC 7th Edition (2020) - 111.1<br/> <b>Issued:</b> 06/23/2023                                  <b>Status:</b> CEH</p>             |
| 3 | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, driveway has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the driveway or remove the driveway.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 06/23/2023                                  <b>Status:</b> CEH</p>  |
| 4 | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, door installation no permit has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the door installation no permit or remove the door installation no permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 06/23/2023                                  <b>Status:</b> CEH</p>   |

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

**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.

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

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

**Issued:** 06/23/2023

**Status:** CEH

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

Obtain required building permits for the window installation or remove the window installation.

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

**Issued:** 06/23/2023

**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, Enclose carport has been erected or installed without a valid building permit.

Obtain required building permits for the Enclose carport or remove the Enclose carport.

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

**Issued:** 06/23/2023

**Status:** CEH

**Agenda No.:** 062

**Complexity Level:** -

**Status:** Active

**Respondent:** JONES, ROHAN A

**CEO:** Nedssa Miranda

5089 Marion Pl, West Palm Beach, FL 33407-1639

**Situs Address:** 5089 Marion Pl, West Palm Beach, FL

**Case No:** C-2024-02210031

**PCN:** 00-42-43-02-02-004-0210

**Zoned:** RM

**Violations:**

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

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

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

**Issued:** 02/26/2024

**Status:** CEH

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

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

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

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

Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.

**Issued:** 02/26/2024

**Status:** CEH

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 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, Inactive/ Window & Door permit # B-2021-020926-0000 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/ Window & Door permit # B-2021-020926-0000.
- Obtain a Certificate of Completion for Inactive/ Window & Door permit # B-2021-020926-0000.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
PBC Amendments to FBC 7th Edition (2020) - 111.5
- Issued:** 02/26/2024 **Status:** CEH
- 6** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, Inactive/ RE-ROOFING permit # B-2007-014249-0000 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/ RE-ROOFING permit # B-2007-014249-0000.
- Obtain a Certificate of Completion for Inactive/ RE-ROOFING permit # B-2007-014249-0000.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
PBC Amendments to FBC 7th Edition (2020) - 111.5
- Issued:** 02/26/2024 **Status:** CEH
- 7** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed/structure has been erected or installed without a valid building permit.
- Obtain required building permits for the shed/structure or remove the shed/structure.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
- Issued:** 02/26/2024 **Status:** CEH
- 8** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
- Please park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to vehicles parked on the grass. Parking on the grass is prohibited at all time. Please relocate the vehicle to a paved surface and refrain from parking on the lawn.
- Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b
- Issued:** 02/26/2024 **Status:** CEH

**Agenda No.:** 063 **Complexity Level:** - **Status:** Active  
**Respondent:** MARIE, JANICE **CEO:** Nedssa Miranda  
9057 Green Meadows Way, Palm Beach Gardens, FL  
33418-5741  
**Situs Address:** 9057 Green Meadows Way, Palm Beach Gardens, FL **Case No:** C-2024-04230025  
**PCN:** 00-42-42-13-11-000-0042 **Zoned:** RM

- Violations:**
- 2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, including but not limited to any items open storage and yard branches/tree debris.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

**Issued:** 04/24/2024

**Status:** CEH

**Agenda No.:** 064                                      **Complexity Level:** -                                      **Status:** Active  
**Respondent:** PASSE, JEAN CATU; PASSE, SIMONE                                      **CEO:** Nedssa Miranda  
5149 45th St, West Palm Beach, FL 33407-1603  
**Situs Address:** 5149 45th St, West Palm Beach, FL                                      **Case No.:** C-2024-02140028  
**PCN:** 00-42-43-02-01-003-0131                                      **Zoned:** RM

**Violations:**

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

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

**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 02/15/2024                                      **Status:** CEH
  
- 2**    **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.

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

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

**Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.  
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.  
**Issued:** 02/15/2024                                      **Status:** CEH
  
- 3**    **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence (PVC & WOOD) has been erected or installed without a valid building permit.

Obtain required building permits for the fence (PVC & WOOD) or remove the fence (PVC & WOOD).

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/15/2024                                      **Status:** CEH
  
- 4**    **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, SHED/Structure has been erected or installed without a valid building permit.

Obtain required building permits for the SHED/Structure or remove the SHED/Structure.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/15/2024                                      **Status:** CEH

**Agenda No.:** 065                                      **Complexity Level:** 1                                      **Status:** Active  
**Respondent:** Ayala, Luis A; Ayala, Luis Eduardo; Ayala, Sandra                                      **CEO:** Joanna Mirodias  
Maritza; Ayala, Sonia J  
901 Peeples Dr, West Palm Beach, FL 33415-3954  
**Situs Address:** 901 Peeples Dr, West Palm Beach, FL                                      **Case No.:** C-2024-01050021  
**PCN:** 00-42-44-01-02-000-0210                                      **Zoned:** RM

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

**Violations:**

<b>1</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the paver driveways/parking surfaces have been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 01/22/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>
<b>5</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 accessory structure/shed has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 01/22/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>
<b>6</b>	<p><b>Details:</b> 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, Repair and Maintenance, Light. 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, Repair and Maintenance, Light.</p> <p><b>Code:</b> Unified Land Development Code - 4.A.7.C Unified Land Development Code - 4.A.7.C.6 <b>Issued:</b> 01/22/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>

**Agenda No.:** 066

**Complexity Level:** 1

**Status:** Active

**Respondent:** Bauta, Dania Concepcion

**CEO:** Joanna Mirodias

730 Arnold Dr, West Palm Beach, FL 33415-3912

**Situs Address:** 730 Arnold Dr, West Palm Beach, FL

**Case No:** C-2024-02140021

**PCN:** 00-42-44-01-00-000-7220

**Zoned:** RM

**Violations:**

<b>1</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the wood fence has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 03/13/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>
<b>2</b>	<p><b>Details:</b> 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> <p>a. The barrier must be at least four (4) feet high on the outside.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) <b>Issued:</b> 03/13/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

**3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the exterior door on the north side of the SFD has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/13/2024 **Status:** CEH

**Agenda No.:** 067 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Cata, Yaniel Cuellar **CEO:** Joanna Mirodias  
 981 Arlington Dr, West Palm Beach, FL 33415-3519  
**Situs Address:** 981 Arlington Dr, West Palm Beach, FL **Case No:** C-2024-01080012  
**PCN:** 00-42-44-02-03-000-0160 **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.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 03/21/2024 **Status:** CEH
  - 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the alterations to the SFD (relocation of the front door and front porch awning installed) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/21/2024 **Status:** CEH
  - 3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the membrane covered structure/cage has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/21/2024 **Status:** CEH

**Agenda No.:** 068 **Complexity Level:** - **Status:** Active  
**Respondent:** Jimenez, Abel Perez; Manso, Maria Antonia Leon **CEO:** Joanna Mirodias  
 1657 Maypop Rd, West Palm Beach, FL 33415-5540  
**Situs Address:** 1657 Maypop Rd, West Palm Beach, FL **Case No:** C-2023-11140009  
**PCN:** 00-42-44-11-04-000-1040 **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 windows have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 11/16/2023 **Status:** CEH

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**SEPTEMBER 04, 2024 9:00 AM**

**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:** 11/16/2023 **Status:** CEH

**Agenda No.:** 069 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Jimenez, Stephanie; Jimenez, Llen **CEO:** Joanna Mirodias  
4538 Carver St, Lake Worth, FL 33463-2222  
**Situs Address:** 4538 Carver St, Lake Worth, FL **Case No:** C-2024-01050025  
**PCN:** 00-42-44-24-10-000-8070 **Zoned:** UI

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/19/2024 **Status:** CEH

**Agenda No.:** 070 **Complexity Level:** 1 **Status:** Active  
**Respondent:** MY TOWN INVESTMENTS LLC **CEO:** Joanna Mirodias  
404 S Francisco St, Clewiston, FL 33440-4007  
**Situs Address:** N US Highway 27, FL **Case No:** C-2023-11080010  
**PCN:** 00-35-43-18-00-000-7030 **Zoned:** AP

**Violations:** **1** **Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, the lot was cleared, and fill dirt/material was brought to the property without a valid permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 110.9  
**Issued:** 11/13/2023 **Status:** CEH

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

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

**Code:** Unified Land Development Code - 4.A.7.C  
Unified Land Development Code - 4.A.7.C.6  
**Issued:** 11/13/2023 **Status:** CEH

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

**Code:** Unified Land Development Code - 5.B.1.B  
Unified Land Development Code - 5.B.1.B.1  
**Issued:** 11/13/2023 **Status:** CEH

**Agenda No.:** 071 **Complexity Level:** - **Status:** Active  
**Respondent:** Torres, Balbino **CEO:** Joanna Mirodias  
10591 Paso Fino Dr, Lake Worth, FL 33449-8009  
**Situs Address:** 10591 Paso Fino Dr, Lake Worth, FL **Case No:** C-2024-01170014  
**PCN:** 00-41-44-24-01-000-1090 **Zoned:** RTS

**Violations:** **1 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence and gates has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/24/2024 **Status:** CEH

**Agenda No.:** 072 **Complexity Level:** 1 **Status:** Active  
**Respondent:** WEST PALM REALTY LLC, WEST PALM NASSIM LLC **CEO:** Joanna Mirodias  
2894 REMINGTON GREEN Ln, Ste A, TALLAHASSEE, FL 32308  
**Situs Address:** 4560 Forest Hill Blvd, West Palm Beach, FL **Case No:** C-2023-11290021  
**PCN:** 00-42-44-12-21-000-0011 **Zoned:** UC

**Violations:** **5 Details:** All canopies, marquees, signs, metal awnings, fire escapes, stand pipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment. More specifically, the metal awning/overhang on the south side of the building is in disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (i)  
**Issued:** 02/08/2024 **Status:** CEH

**9 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-2020-028141-0000 (Sign - Wall Supported) 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-2020-028141-0000 (Sign - Wall Supported).  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 02/08/2024 **Status:** CEH

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

- 10 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-2020-048371-0000 (Hood -Commercial Cooking) 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 # M-2020-048371-0000 (Hood -Commercial Cooking).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
PBC Amendments to FBC 7th Edition (2020) - 111.5
- Issued:** 02/08/2024 **Status:** CEH
- 12 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-2019-018696-0000 (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-2019-018696-0000 (Miscellaneous).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
PBC Amendments to FBC 7th Edition (2020) - 111.5
- Issued:** 02/08/2024 **Status:** CEH
- 14 Details:** Every sign for which a building permit is required shall be plainly marked with the corresponding permit number issued for the sign. The permit number shall be marked on permanent material with a contrasting color in numbers at least one inch in height. Tags shall be displayed on signs or at the base of the structure in a visible location. Tags for freestanding signs must be located on the structure between one and three feet above grade. The absence of the required tag shall be evidence that the sign is in violation of this Article.
- Code:** Unified Land Development Code - 8.E.2 (A)(B)(C)
- Issued:** 02/08/2024 **Status:** CEH
- 15 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, there are exposed/loose wires.
- Code:** Palm Beach County Property Maintenance Code - Section 14-46 (c ) (3)
- Issued:** 02/08/2024 **Status:** CEH

**cc:** West Palm Nassim Llc  
West Palm Nassim Llc; West Palm Realty Llc

**Agenda No.:** 073 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Cruz, Jose De La Paz; Cruz, Marta C **CEO:** Adam F Moulton  
 3828 Nowata Rd, Lake Worth, FL 33462-2228  
**Situs Address:** 3828 Nowata Rd, Lake Worth, FL **Case No:** C-2023-11280021  
**PCN:** 00-43-45-06-04-020-0020 **Zoned:** RM

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

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

**Agenda No.:** 074    **Complexity Level:** 1    **Status:** Active  
**Respondent:** EQUITY TRUST COMPANY CUSTODIAN FBO ROBER    **CEO:** Adam F Moulton  
SELAME IRA  
309 E Ocean Ave, Apt 303, Lake Worth, FL 33462-3265

**Situs Address:** 550 Wilkinson Rd, Lake Worth, FL    **Case No:** C-2024-05140019  
**PCN:** 00-43-45-09-10-008-0140    **Zoned:** RM

**Violations:**

- 1     Details:** The operation of any machinery, demolition equipment, construction equipment, excavating equipment, power tool, equipment of semi-mechanical device, or undertaking construction work which generates excessive noise at the property line of inhabited residential land between the hours of 10:00 PM and 7:00 AM. Construction work other than minor repairs by a homeowner and work permitted to an owner builder shall be prohibited on Sunday. This restriction shall not prohibit the use of pumps or machinery which, because of their nature and purpose, are required to be in operation 24 hours a day.

**Code:** Unified Land Development Code - 5.E.4.B.1.e  
**Issued:** 05/17/2024    **Status:** CEH
- 3     Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, carport that has been closed in with window added has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/17/2024    **Status:** CEH
- 5     Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, new wood fencing has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/17/2024    **Status:** CEH
- 6     Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, wood structure on South West side of property has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/17/2024    **Status:** CEH
- 7     Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, large wood structure on South East of property has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/17/2024    **Status:** CEH
- 8     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, numerous construction items all over property and white truck with flat tires.

**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 05/17/2024    **Status:** CEH
- 9     Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a concrete slab in front of situs has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/17/2024    **Status:** CEH













**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

- 3** **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, electric for irrigation system.
- Code:** Unified Land Development Code - 18.A.4.B & 18.A.4.C  
**Issued:** 12/19/2023 **Status:** CEH
- 5** **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, a chain link fence.
- Code:** Unified Land Development Code - 18.A.4.B & 18.A.4.C  
**Issued:** 12/19/2023 **Status:** CEH

cc: Msp Enterprises, Llc  
Pf @ West Boynton Llc

**Agenda No.:** 085 **Complexity Level:** - **Status:** Active  
**Respondent:** PF @ WEST BOYNTON LLC **CEO:** Steve R Newell  
3930 Max Pl, Boynton Beach, FL 33436 United States  
**Situs Address:** Boynton Beach Blvd, FL **Case No:** C-2023-12190006  
**PCN:** 00-42-43-27-05-053-0101 **Zoned:** CC

**Violations:**

- 1** **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, a chain link fence
- Code:** Unified Land Development Code - 18.A.4.B & 18.A.4.C  
**Issued:** 12/19/2023 **Status:** CEH
- 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, electric for irrigation.
- Code:** Unified Land Development Code - 18.A.4.B & 18.A.4.C  
**Issued:** 12/19/2023 **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:** 12/19/2023 **Status:** CEH



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 110.3.10	<b>Issued:</b> 02/13/2024	<b>Status:</b> CEH
<b>4</b>	<b>Details:</b> A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. Specifically, E-2022-023739 for rooftop solar pv install.		
	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 111.5	<b>Issued:</b> 02/13/2024	<b>Status:</b> CEH

<b>Agenda No.:</b> 088	<b>Complexity Level:</b> 2	<b>Status:</b> Active
<b>Respondent:</b> Flores, Ramon Renteria; Alcira, Mireya Puerto 576 Marshall Rd, West Palm Beach, FL 33413-3343		<b>CEO:</b> Paul Pickett
<b>Situs Address:</b> 576 Marshall Rd, West Palm Beach, FL		<b>Case No.:</b> C-2024-03120014
<b>PCN:</b> 00-42-43-27-05-012-0344		<b>Zoned:</b> AR
<b>Violations:</b>	<p><b>2</b> <b>Details:</b> 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 that 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="padding-left: 20px;">Specifically: The premises are utilized to store construction debris (barrel tiles) chain link fencing rolls, and other assorted items underneath a blue tarp that are in the construction family and violate this Section and Code.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 04/25/2024 <b>Status:</b> CEH</p> <p><b>3</b> <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p style="padding-left: 20px;">Specifically: A barn has been altered without permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 04/25/2024 <b>Status:</b> CEH</p> <p><b>4</b> <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p style="padding-left: 20px;">Specifically: An awning has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 04/25/2024 <b>Status:</b> CEH</p>	

<b>Agenda No.:</b> 089	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Inch, George T 1086 Summit Trail Cir, 177-B, West Palm Beach, FL 33415-4854		<b>CEO:</b> Paul Pickett
<b>Situs Address:</b> 1086 Summit Trail Cir, Unit B, West Palm Beach, FL 33415		<b>Case No.:</b> C-2024-02210004
<b>PCN:</b> 00-42-44-11-23-000-1772		<b>Zoned:</b> RS
<b>Violations:</b>	<p><b>2</b> <b>Details:</b> 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.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (g) <b>Issued:</b> 02/21/2024 <b>Status:</b> CEH</p> <p><b>3</b> <b>Details:</b> 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.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (f) <b>Issued:</b> 02/21/2024 <b>Status:</b> CEH</p> <p><b>4</b> <b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) <b>Issued:</b> 02/21/2024 <b>Status:</b> CEH</p>	









**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

- 8 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, wood fence is in disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 05/07/2024 **Status:** CEH
- 9 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
  
More specifically, occupancy has been changed from Single Family Dwelling without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/07/2024 **Status:** CEH
- 10 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, multiple accessory structures in rear yard have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/07/2024 **Status:** CEH
- 11 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.  
**Code:** Unified Land Development Code - 6.D.1.A.1.c  
**Issued:** 05/07/2024 **Status:** CEH
- 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. More specifically, window security bars have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/07/2024 **Status:** CEH
- 13 **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:** 05/07/2024 **Status:** CEH
- 14 **Details:** Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.  
**Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.  
**Issued:** 05/07/2024 **Status:** CEH
- 15 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, additions/alterations have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/07/2024 **Status:** CEH
- 16 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.  
  
More specifically, driveway in disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 05/07/2024 **Status:** CEH

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

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

More specifically, driveway in disrepair.

**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 05/07/2024 **Status:** CEH

**Agenda No.:** 098 **Complexity Level:** 1 **Status:** Active  
**Respondent:** SFR XII MIAMI OWNER 1, L.P. **CEO:** Debbie N Plaud  
1209 Orange, Wilmington, DE 19801  
**Situs Address:** 6654 Riparian Rd, Lake Worth, FL **Case No:** C-2024-04020005  
**PCN:** 00-43-45-06-02-040-0110 **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 shed has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/09/2024 **Status:** CEH

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/09/2024 **Status:** CEH

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

**Code:** Unified Land Development Code - 6.D.1.A.1.c  
**Issued:** 04/09/2024 **Status:** CEH

cc: Sfr Xii Miami Owner 1, L.P.

**Agenda No.:** 099 **Complexity Level:** - **Status:** Active  
**Respondent:** Ferreira, Christy De Souza **CEO:** Patrick L Prentice  
22367 SW 65th Ave, Boca Raton, FL 33428-6010  
**Situs Address:** 22367 SW 65th Ave, Boca Raton, FL **Case No:** C-2024-03130008  
**PCN:** 00-42-47-30-04-010-0670 **Zoned:** RM

**Violations:**

**1 Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. Specifically, the trailer parked on the side of the house is not being screened from public view.

**Code:** Unified Land Development Code - 6.D.1.A.1.c  
**Issued:** 03/13/2024 **Status:** CEH

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/13/2024 **Status:** CEH

**Agenda No.:** 100 **Complexity Level:** - **Status:** Active  
**Respondent:** Allen I. Kaplan and Linda F. Kaplan, Trustees of the Kaplan **CEO:** Patrick L Prentice  
Revocable Trust dated December 15, 2008  
9177 SW 22nd St, B, Boca Raton, FL 33428-7614  
**Situs Address:** 1661 SW 64th Way, Boca Raton, FL **Case No:** C-2023-11290017  
**PCN:** 00-42-47-30-01-005-0320 **Zoned:** AR





**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 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, ENCLOSED HABITABLE SPACE ON THE DRIVEWAY, ATTACHED TO THE EAST SIDE OF THE MOBILE HOME has been erected or installed without a valid building permit. Obtain required building permits for the ENCLOSED HABITABLE SPACE ON THE DRIVEWAY, ATTACHED TO THE EAST SIDE OF THE MOBILE HOME or remove the ENCLOSED HABITABLE SPACE ON THE DRIVEWAY, ATTACHED TO THE EAST SIDE OF THE MOBILE HOME.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/06/2024 **Status:** CEH
- 4** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- >>>More specifically, 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:** 02/06/2024 **Status:** CEH
- 6** **Details:** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.
- >>>More specifically, THERE IS DAMAGED FLOORING AND WALLS. Maintain the interior of the structure and equipment therein in good repair, structurally sound and in a sanitary condition.
- Code:** Palm Beach County Property Maintenance Code - Section 14-34 (a)  
**Issued:** 02/06/2024 **Status:** CEH

cc: Pbso  
Pregen, Ari Esq

**Agenda No.:** 105 **Complexity Level:** - **Status:** Active  
**Respondent:** SID ELITE LLC **CEO:** Ronald Ramos  
 423 SW SWEETWATER Trl, PORT SAINT LUCIE, FL 34909  
**Situs Address:** 3761 93rd Ln N, 1, West Palm Beach, FL **Case No:** C-2023-11030002  
**PCN:** 00-43-42-18-00-000-7140 **Zoned:** RM

**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, A 6' WOOD FENCE (USED FOR GARBAGE CAN CONTAINMENT ON EAST SIDE) has been erected or installed without a valid building permit. Obtain required building permits for the 6' WOOD FENCE (USED FOR GARBAGE CAN CONTAINMENT ON EAST SIDE) or remove the 6' WOOD FENCE (USED FOR GARBAGE CAN CONTAINMENT ON EAST SIDE).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/18/2024 **Status:** CEH

**Agenda No.:** 106 **Complexity Level:** - **Status:** Active  
**Respondent:** STEARNS, RITA **CEO:** Ronald Ramos  
 9244 E Highland Pines Blvd, Palm Beach Gardens, FL  
 33418-5717  
**Situs Address:** 9244 E Highland Pines Blvd, Palm Beach Gardens, FL **Case No:** C-2024-02160006  
**PCN:** 00-42-42-13-07-000-0180 **Zoned:** RM





**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**SEPTEMBER 04, 2024 9:00 AM**

<b>Agenda No.:</b> 107	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> VANANTWERP, BRYCEN T 9481 SILVERTHORNE Dr, Lake Park, FL 33403-1048		<b>CEO:</b> Ronald Ramos
<b>Situs Address:</b> 9481 Silverthorne Dr, West Palm Beach, FL		<b>Case No.:</b> C-2024-02210020
<b>PCN:</b> 00-43-42-18-02-000-0652		<b>Zoned:</b> RM

**Violations:**

- 1**     **Details:** Residential - Single Family, Townhouses, and Multifamily with a maximum of two units shall not be subject to the requirements of Art. 5.E.4.E.3, Submittal Requirements and Art. 5.E.4.E.4, Standards. All permitted outdoor lighting shall be oriented and directed away from adjacent residential uses or adjacent streets that are internal or external to the subject property.

      >>>MORE SPECIFICALLY, AN UNPERMITTED LIGHT, ELEVATED BY A POLE (WITHIN THE N/E QUADRANT) IS ORIENTED TOWARD ANOTHER RESIDENCE. Remove or redirect the light shining on adjacent residential properties or streets.

**Code:** Unified Land Development Code - 5.E.4.E.2.c.1

**Issued:** 04/16/2024                               **Status:** CEH
  
- 2**     **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

      >>>More specifically, A LIGHT POLE (ERECTED NEAR THE NORTH BOUNDARY LINE OF THE SITUS) has been erected or installed without a valid building permit. Obtain required building permits for the LIGHT POLE (ERECTED NEAR THE NORTH BOUNDARY LINE OF THE SITUS) or remove the LIGHT POLE (ERECTED NEAR THE NORTH BOUNDARY LINE OF THE SITUS).

**Code:**

**Issued:** 04/16/2024                               **Status:** CEH
  
- 5**     **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

      >>>More specifically, EXTERIOR SPOT LIGHTS have been erected or installed without a valid building permit. Obtain required building permits for the EXTERIOR SPOT LIGHTS or remove the EXTERIOR SPOT LIGHTS.

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

**Issued:** 04/16/2024                               **Status:** CEH
  
- 6**     **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

      >>>More specifically, EXTERIOR VIDEO CAMERAS has been erected or installed without a valid building permit. Obtain required building permits for the EXTERIOR VIDEO CAMERAS or remove the EXTERIOR VIDEO CAMERAS.

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

**Issued:** 04/16/2024                               **Status:** CEH

<b>Agenda No.:</b> 108	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> 10700 Shore Drive LLC 4573 SW Van Dyke St, Port Saint Lucie, FL 34953-6778		<b>CEO:</b> Teresa G Rouse
<b>Situs Address:</b> 10700 Shore Dr, Boca Raton, FL		<b>Case No.:</b> C-2024-03150017
<b>PCN:</b> 00-41-47-25-02-000-3250		<b>Zoned:</b> AR

**Violations:**

- 1**     **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, roof is leaking.

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

**Issued:** 03/18/2024                               **Status:** SIT

cc: 10700 Shore Drive Llc

<b>Agenda No.:</b> 109	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Cornejo, Lorena		<b>CEO:</b> Teresa G Rouse

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

22941 Seaspray Pl, Boca Raton, FL 33428-5719

**Situs Address:** 22941 Seaspray Pl, Boca Raton, FL

**Case No:** C-2024-03260016

**PCN:** 00-41-47-25-02-000-2460

**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, driveway has been expanded or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/12/2024 **Status:** CEH

cc: Cornejo, Lorena

**Agenda No.:** 110

**Complexity Level:** -

**Status:** Active

**Respondent:** Farronay, Maricela

**CEO:** Teresa G Rouse

10586 Wheelhouse Cir, Boca Raton, FL 33428-1214

**Situs Address:** 10586 Wheelhouse Cir, Boca Raton, FL

**Case No:** C-2024-03250001

**PCN:** 00-41-47-13-12-000-0280

**Zoned:** RTS

**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 pergola has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/25/2024 **Status:** CEH

**Agenda No.:** 111

**Complexity Level:** -

**Status:** Active

**Respondent:** Sarikov, Ruben; Kats, Natalya Rafailovna; Sarikov, Levi

**CEO:** Teresa G Rouse

10592 Wheelhouse Cir, Boca Raton, FL 33428-1214

**Situs Address:** 10592 Wheelhouse Cir, Boca Raton, FL

**Case No:** C-2024-03190008

**PCN:** 00-41-47-13-12-000-0291

**Zoned:** RTS

**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 aluminum roof structure has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/22/2024 **Status:** CEH
- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a pergola has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/22/2024 **Status:** CEH
- 3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, electrical added to fan under aluminum structure has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/22/2024 **Status:** CEH
- 4** **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.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 03/22/2024 **Status:** CEH

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 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, wooden fence in rear of property has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/22/2024 **Status:** CEH

<b>Agenda No.:</b> 112	<b>Complexity Level:</b> -	<b>Status:</b> Active						
<b>Respondent:</b> Lopez Ramos, Eduardo Luis; Matamala, Alexandra Alejandra 22140 Aquila St, Boca Raton, FL 33428-4010		<b>CEO:</b> Teresa G Rouse						
<b>Situs Address:</b> 22140 Aquila St, Boca Raton, FL		<b>Case No:</b> C-2024-04290019						
<b>PCN:</b> 00-41-47-25-05-012-0080		<b>Zoned:</b> RS						
<b>Violations:</b>	<table border="0" style="width:100%"> <tr> <td style="width:20px"><b>1</b></td> <td> <p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to the vehicle parked in driveway with a flat tire.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 04/29/2024 <b>Status:</b> CEH</p> </td> </tr> <tr> <td><b>2</b></td> <td> <p><b>Details:</b> Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. More specifically, the grass and weeds on the property are overgrown.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c) <b>Issued:</b> 04/29/2024 <b>Status:</b> CEH</p> </td> </tr> <tr> <td><b>3</b></td> <td> <p><b>Details:</b> The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, roof is in disrepair.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (g) <b>Issued:</b> 04/29/2024 <b>Status:</b> CEH</p> </td> </tr> </table>		<b>1</b>	<p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to the vehicle parked in driveway with a flat tire.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 04/29/2024 <b>Status:</b> CEH</p>	<b>2</b>	<p><b>Details:</b> Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. More specifically, the grass and weeds on the property are overgrown.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c) <b>Issued:</b> 04/29/2024 <b>Status:</b> CEH</p>	<b>3</b>	<p><b>Details:</b> The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, roof is in disrepair.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (g) <b>Issued:</b> 04/29/2024 <b>Status:</b> CEH</p>
<b>1</b>	<p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to the vehicle parked in driveway with a flat tire.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 04/29/2024 <b>Status:</b> CEH</p>							
<b>2</b>	<p><b>Details:</b> Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. More specifically, the grass and weeds on the property are overgrown.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c) <b>Issued:</b> 04/29/2024 <b>Status:</b> CEH</p>							
<b>3</b>	<p><b>Details:</b> The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, roof is in disrepair.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (g) <b>Issued:</b> 04/29/2024 <b>Status:</b> CEH</p>							

<b>Agenda No.:</b> 113	<b>Complexity Level:</b> -	<b>Status:</b> Active		
<b>Respondent:</b> Rivermay Investments LLC 1110 Brickell Ave, Ste 200, Miami, FL 33131-3134		<b>CEO:</b> Teresa G Rouse		
<b>Situs Address:</b> 12383 Antille Dr, Boca Raton, FL		<b>Case No:</b> C-2024-04160017		
<b>PCN:</b> 00-41-47-22-08-000-0400		<b>Zoned:</b> RT		
<b>Violations:</b>	<table border="0" style="width:100%"> <tr> <td style="width:20px"><b>1</b></td> <td> <p><b>Details:</b> 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-2022-045097-0000 has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.4.1 <b>Issued:</b> 04/22/2024 <b>Status:</b> SIT</p> </td> </tr> </table>		<b>1</b>	<p><b>Details:</b> 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-2022-045097-0000 has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.4.1 <b>Issued:</b> 04/22/2024 <b>Status:</b> SIT</p>
<b>1</b>	<p><b>Details:</b> 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-2022-045097-0000 has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.4.1 <b>Issued:</b> 04/22/2024 <b>Status:</b> SIT</p>			

cc: Rivermay Investments Llc

<b>Agenda No.:</b> 114	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Rodriguez, Daniel 22030 Aquila St, Boca Raton, FL 33428-4008		<b>CEO:</b> Teresa G Rouse
<b>Situs Address:</b> 22030 Aquila St, Boca Raton, FL		<b>Case No:</b> C-2024-04230001
<b>PCN:</b> 00-41-47-25-05-012-0010		<b>Zoned:</b> RS



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

<b>5</b>	<b>Issued:</b> 05/02/2024 <span style="float: right;"><b>Status:</b> CEH</span> <b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 05/02/2024 <span style="float: right;"><b>Status:</b> CEH</span>
<b>6</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 structure in the front setback has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 05/02/2024 <span style="float: right;"><b>Status:</b> CEH</span>

cc: Wood, Cynthia

**Agenda No.:** 117 **Complexity Level:** 1 **Status:** Active  
**Respondent:** G & V UNITED INVESTMENTS LLC **CEO:** Omar J Sheppard  
 373 NW 158th Ave, PembrokePines, FL 33028-1587  
**Situs Address:** 1153 N Military Trl, West Palm Beach, FL **Case No:** C-2024-05200020  
**PCN:** 00-42-43-25-05-000-0010 **Zoned:** CG

<b>Violations:</b>	<b>1</b> <b>Details:</b> Uses identified in Use Matrix 4.B.11 with a "D" are allowed in the zoning districts with an approval by the Development Review Officer subject to the Zoning Agency Review process. Temporary uses are not permanent in nature; not intended to be permanently fixed at a location; and are typically approved for a defined period of time. More specifically, Mobile Retail Sales (Mobile Food Vendor). <b>Code:</b> Unified Land Development Code - 4.A.7.C.5 Unified Land Development Code - 4.B.11.A Unified Land Development Code - 4.B.11.C.3 <b>Issued:</b> 05/20/2024 <span style="float: right;"><b>Status:</b> CEH</span>
	<b>2</b> <b>Details:</b> 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, Heavy Repair and Maintenance. <b>Code:</b> Unified Land Development Code - 4.A.7.C.4 Unified Land Development Code - 4.B.2.A Unified Land Development Code - 4.B.2.C.28 <b>Issued:</b> 05/20/2024 <span style="float: right;"><b>Status:</b> CEH</span>

cc: G & V United Investments Llc

**Agenda No.:** 118 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Garcia, Carlos Alfredo **CEO:** Omar J Sheppard  
 1531 Drexel Rd, Lot 55, West Palm Beach, FL 33417 United States  
**Situs Address:** 1531 Drexel Rd, Lot 264, West Palm Beach, FL **Case No:** C-2024-03010016  
**PCN:** 00-42-43-27-00-000-3010 **Zoned:** AR

<b>Violations:</b>	<b>1</b> <b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 03/15/2024 <span style="float: right;"><b>Status:</b> CEH</span>
	<b>2</b> <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 03/15/2024 <span style="float: right;"><b>Status:</b> CEH</span>

**Agenda No.:** 119 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Joseph, Andre Juste **CEO:** Omar J Sheppard

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

1546 Meridian Rd, West Palm Beach, FL 33417-4430

**Situs Address:** 1546 Meridian Rd, West Palm Beach, FL

**Case No:** C-2024-04010021

**PCN:** 00-42-43-26-04-025-0100

**Zoned:** RM

**Violations:**

- |          |  |                    |
|----------|--|--------------------|
| <b>2</b> | <b>Details:</b> 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.<br><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.c<br><b>Issued:</b> 04/04/2024  | <b>Status:</b> CEH |
| <b>3</b> | <b>Details:</b> 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.<br><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)<br><b>Issued:</b> 04/04/2024 | <b>Status:</b> CEH |

**Agenda No.:** 120

**Complexity Level:** 1

**Status:** Active

**Respondent:** Ruiz, Jose A; Ruiz, Evangelina L

**CEO:** Omar J Sheppard

11191 40th St N, Royal Palm Beach, FL 33411-9101

**Situs Address:** 1597 Meridian Rd, West Palm Beach, FL

**Case No:** C-2023-09110026

**PCN:** 00-42-43-26-04-024-0010

**Zoned:** RM

**Violations:**

- |          |  |                    |
|----------|--|--------------------|
| <b>4</b> | <b>Details:</b> 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:<br>a. The barrier must be at least four (4) feet high on the outside.<br>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.<br>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<br><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)<br><b>Issued:</b> 09/13/2023 | <b>Status:</b> CEH |
|----------|--|--------------------|

cc: Ruiz, Jose A

**Agenda No.:** 121

**Complexity Level:** 1

**Status:** Active

**Respondent:** The Breckenridge Condominium Association, Inc

**CEO:** Omar J Sheppard

4455 Military Trl, Ste 200, Jupiter, FL 33458 United States

**Situs Address:** 5149 Breckenridge Pl, West Palm Beach, FL

**Case No:** C-2024-02220019

**PCN:** 00-42-43-26-22-000-

**Zoned:** RH

**Violations:**

- |          |  |                    |
|----------|--|--------------------|
| <b>1</b> | <b>Details:</b> All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.<br><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)<br><b>Issued:</b> 03/20/2024 | <b>Status:</b> CEH |
|----------|--|--------------------|

cc: The Breckenridge Condominium Association, Inc

**Agenda No.:** 122

**Complexity Level:** 1

**Status:** Active

**Respondent:** Burke, Tommy; Burke, Vivian

**CEO:** David T Snell

1613 60th Trl S, Lot 215, West Palm Beach, FL 33415

**Situs Address:** 1613 60th Trl S, Lot 215, FL

**Case No:** C-2024-04290022

**PCN:**

**Zoned:**

**Violations:**

- |          |   |                    |
|----------|---|--------------------|
| <b>1</b> | <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.<br><br>Specifically: An addition has been erected or installed without a valid building permit.<br><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br><b>Issued:</b> 05/16/2024 | <b>Status:</b> CEH |
|----------|---|--------------------|

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

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

Specifically: Two (2) splitter A/C units have been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/16/2024 **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.

Specifically: A commercial box truck is parked in the front setback which is a violation of this Section and Code.

**Code:** Unified Land Development Code - 6.A.1.B.2.a  
**Issued:** 05/16/2024 **Status:** CEH

**Agenda No.:** 123 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Diaz, Luis A **CEO:** David T Snell  
1637 Linda Lou Dr, West Palm Beach, FL 33415-5528  
**Situs Address:** 1637 Linda Lou Dr, West Palm Beach, FL **Case No:** C-2024-05100025  
**PCN:** 00-42-44-11-04-000-0550 **Zoned:** RS

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

Specifically: The premises are utilized to a semi-tractor which is a Violation of this Section and Code.

**Code:** Unified Land Development Code - 6.A.1.B.2.a  
**Issued:** 05/10/2024 **Status:** CEH

**Agenda No.:** 124 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Ortiz Falcon, Victor Manuel **CEO:** David T Snell  
6464 Gun Club Rd, West Palm Beach, FL 33415-2441  
**Situs Address:** 6464 Gun Club Rd, West Palm Beach, FL **Case No:** C-2024-05100035  
**PCN:** 00-42-44-03-00-000-1136 **Zoned:** RT

**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 large membrane canopy has been erected or installed without a valid building permit.

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

**Agenda No.:** 125 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Villalta, Catalina **CEO:** David T Snell  
1657 60th Ter S, Lot 1315, West Palm Beach, FL 33415  
**Situs Address:** 1657 60th Ter, Lot 1315, FL **Case No:** C-2024-05090008  
**PCN:** **Zoned:**

**Violations:** **1 Details:** It shall be unlawful for the owner or occupant of a building, structure, or property to utilize the premises of such property for the open storage of any motor vehicle that 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: There are small ladders and other items stored in front of the mobile home which is a Violation of this Section and Code.

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

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

	<b>Issued:</b> 05/21/2024		<b>Status:</b> CEH
<b>2</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p style="text-align: center;">Specifically: A large accessory structure has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 05/21/2024</p>		
			<b>Status:</b> CEH
<b>3</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p style="text-align: center;">Specifically: A screen enclosure has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 05/21/2024</p>		
			<b>Status:</b> CEH
<b>4</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p style="text-align: center;">Specifically: A splitter A/C has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 05/21/2024</p>		
			<b>Status:</b> CEH

<b>Agenda No.:</b> 126	<b>Complexity Level:</b> 1	<b>Status:</b> Active																											
<b>Respondent:</b> Padilla, Lazaro Rivero; Martinez, Dilla Villatoro; Castillo, Jerson		<b>CEO:</b> Christina G Stodd																											
	4893 Kirk Rd, Lake Worth Beach, FL 33461-5319																												
<b>Situs Address:</b> 4893 Kirk Rd, Lake Worth, FL		<b>Case No.:</b> C-2024-01160027																											
<b>PCN:</b> 00-42-44-25-00-000-6450		<b>Zoned:</b> RM																											
<b>Violations:</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;"><b>1</b></td> <td colspan="2"> <p><b>Details:</b> 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.</p> <p><b>Code:</b> Unified Land Development Code - 6.A.1.B.2.a</p> <p><b>Issued:</b> 02/05/2024</p> </td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;"><b>Status:</b> CLS</td> </tr> <tr> <td style="text-align: center; vertical-align: top;"><b>2</b></td> <td colspan="2"> <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, paver driveway has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 02/05/2024</p> </td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;"><b>Status:</b> SIT</td> </tr> <tr> <td style="text-align: center; vertical-align: top;"><b>4</b></td> <td colspan="2"> <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, concrete pad on south side of house, has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 02/05/2024</p> </td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;"><b>Status:</b> SIT</td> </tr> <tr> <td style="text-align: center; vertical-align: top;"><b>5</b></td> <td colspan="2"> <p><b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.b</p> <p><b>Issued:</b> 02/05/2024</p> </td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;"><b>Status:</b> SIT</td> </tr> <tr> <td style="text-align: center; vertical-align: top;"><b>7</b></td> <td colspan="2"> <p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, construction debris and fencing wood observed openly stored in the north backyard area.</p> </td> </tr> </table>		<b>1</b>	<p><b>Details:</b> 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.</p> <p><b>Code:</b> Unified Land Development Code - 6.A.1.B.2.a</p> <p><b>Issued:</b> 02/05/2024</p>				<b>Status:</b> CLS	<b>2</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, paver driveway has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 02/05/2024</p>				<b>Status:</b> SIT	<b>4</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, concrete pad on south side of house, has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 02/05/2024</p>				<b>Status:</b> SIT	<b>5</b>	<p><b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.b</p> <p><b>Issued:</b> 02/05/2024</p>				<b>Status:</b> SIT	<b>7</b>	<p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, construction debris and fencing wood observed openly stored in the north backyard area.</p>	
<b>1</b>	<p><b>Details:</b> 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.</p> <p><b>Code:</b> Unified Land Development Code - 6.A.1.B.2.a</p> <p><b>Issued:</b> 02/05/2024</p>																												
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**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 02/05/2024 **Status:** SIT

**Agenda No.:** 127 **Complexity Level:** - **Status:** Active  
**Respondent:** O'Neil, Patrick T **CEO:** Christina G Stodd  
3282 Amberjack Rd, Lake Worth, FL 33462-3602  
**Situs Address:** 3282 Amberjack Rd, Lake Worth, FL **Case No.:** C-2024-05060008  
**PCN:** 00-43-45-06-02-031-0020 **Zoned:** RS

- Violations:**
- 1 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 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:** 05/06/2024 **Status:** CEH
  - 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 6 ft wood privacy fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/06/2024 **Status:** CEH
  - 5 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to boat engines observed openly stored.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 05/06/2024 **Status:** CEH

**Agenda No.:** 128 **Complexity Level:** 1 **Status:** Active  
**Respondent:** A M Management Enterprises LLC **CEO:** RI Thomas  
1500 Belvedere Rd, West Palm Beach, FL 33406-1502  
**Situs Address:** 1633 S Military Trl, West Palm Beach, FL **Case No.:** C-2024-05070021  
**PCN:** 00-42-44-12-16-004-0010 **Zoned:** UI

- Violations:**
- 4 **Details:** Uses identified in Use Matrix 4.B.11 with a "D" are allowed in the zoning districts with an approval by the Development Review Officer subject to the Zoning Agency Review process. Temporary uses are not permanent in nature; not intended to be permanently fixed at a location; and are typically approved for a defined period of time. More specifically, Mobile Retail Sales (Mobile Food Vendor).  
**Code:** Unified Land Development Code - 4.A.7.C.5  
Unified Land Development Code - 4.B.11.A  
Unified Land Development Code - 4.B.11.C.3  
**Issued:** 05/20/2024 **Status:** CEH

**Agenda No.:** 129 **Complexity Level:** 1 **Status:** Active  
**Respondent:** BOYD, MARVIN D; Linder, Robert **CEO:** RI Thomas  
133 Crane Ln, West Palm Beach, FL 33415-3113  
**Situs Address:** 133 Crane Ln, West Palm Beach, FL **Case No.:** C-2024-04220030  
**PCN:** 00-42-44-01-08-005-0070 **Zoned:** RH

- 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:** 04/23/2024 **Status:** CEH
  - 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. More specifically, boats.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 04/23/2024 **Status:** CEH
  - 3 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a  
**Issued:** 04/23/2024 **Status:** CEH

**Agenda No.:** 130 **Complexity Level:** 1 **Status:** Active  
**Respondent:** 3200 N HAVERHILL BORROWER LLC, 3200 N HAVERHILL BORROWER LLC 2, and 3200 N HAVERHILL BORROWER LLC 3  
1200 S Pine Island Rd, Plantation, FL 33324 **CEO:** Charles Zahn  
**Situs Address:** 3200 Haverhill Rd, 104 Building C, FL **Case No.:** C-2024-04150009  
**PCN:** **Zoned:**

**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. Specifically, leak at the kitchen sink causing damage to the kitchen vanity.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)  
**Issued:** 04/23/2024 **Status:** CEH
- 2 **Details:** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. More specifically, closet doors are missing or do not operate as intended.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-34 (a)  
**Issued:** 04/23/2024 **Status:** CEH
- 3 **Details:** Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110 degrees F. (43 degrees C.). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters. Specifically, water heater is leaking.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-44 (d) (4)  
**Issued:** 04/23/2024 **Status:** CEH
- 4 **Details:** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. More specifically, bathroom vanity is missing doors.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-34 (a)  
**Issued:** 04/23/2024 **Status:** CEH
- 5 **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. Specifically, drain stopper missing.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)  
**Issued:** 04/23/2024 **Status:** CEH
- 6 **Details:** All mechanical equipment, fireplaces and solid fuel-burning appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. Specifically, dishwasher is inoperable.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-46 (b) (1)  
**Issued:** 04/23/2024 **Status:** CEH
- 7 **Details:** All mechanical equipment, fireplaces and solid fuel-burning appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. Specifically, air conditioner is not working correctly.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-46 (b) (1)  
**Issued:** 04/23/2024 **Status:** CEH
- 8 **Details:** All mechanical equipment, fireplaces and solid fuel-burning appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. Specifically, bathroom vent does not work.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-46 (b) (1)  
**Issued:** 04/23/2024 **Status:** CEH
- 9 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 04, 2024 9:00 AM**

**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m)  
Palm Beach County Property Maintenance Code - Section 14-33 (n)  
**Issued:** 04/23/2024 **Status:** CEH

**10 Details:** All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. Specifically, drywall/caulk missing from window that may allow for insects to enter the dwelling.

**Code:** Palm Beach County Property Maintenance Code - Section 14-34 (c)  
**Issued:** 04/23/2024 **Status:** CEH

**cc:** 3200 N Haverhill Borrower Llc, 3200 N Haverhill Borrower Llc 2, And 3200 N Haverhill Borrower Llc 3

**Agenda No.:** 131 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Beesley, Ronald J; Beesley, Marianne C **CEO:** Charles Zahn  
1672 Live Oak Dr, West Palm Beach, FL 33415-5535  
**Situs Address:** 1672 Live Oak Dr, West Palm Beach, FL **Case No:** C-2023-05180029  
**PCN:** 00-42-44-11-07-000-0260 **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, roofed structure with metal roof in rear yard has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/14/2023 **Status:** CEH

**Agenda No.:** 132 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Roberts, Diedre D; Roberts, Harry H **CEO:** Charles Zahn  
8825 Pioneer Rd, West Palm Beach, FL 33411-4527  
**Situs Address:** 8825 Pioneer Rd, West Palm Beach, FL **Case No:** C-2023-04210013  
**PCN:** 00-42-44-05-01-000-0020 **Zoned:** RE

**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, fence and gate and electric has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/24/2023 **Status:** CEH

**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. "**