



**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

**Special Magistrate: Christy L Goddeau  
Contested**

**Special Magistrate: William Toohey  
Non-Contested**

**A. WELCOME**

**B. STAFF ANNOUNCEMENTS / REMARKS**

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

**D. SCHEDULED CASES**

<b>Agenda No.:</b> 001	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Bonanno, Steven		<b>CEO:</b> Jen L Batchelor
	13258 67th St N, West Palm Beach, FL 33412-1956	
<b>Situs Address:</b> 13258 67th St N, West Palm Beach, FL		<b>Case No:</b> C-2023-07260016
<b>PCN:</b> 00-41-42-33-00-000-1590		<b>Zoned:</b> AR

<b>Violations:</b>	<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, perimeter fencing and gates 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> 07/27/2023 <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. More specifically, a shed or roof structure to 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 <b>Issued:</b> 07/27/2023 <b>Status:</b> CEH</p> <p><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, two metal sheds on the east side of the property 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> 07/27/2023 <b>Status:</b> CEH</p>
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<b>Agenda No.:</b> 002	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Martinez Law Trustee Services, LLC as Trustee dated		<b>CEO:</b> Maggie Bernal
	March 8, 2024 2032 Bonnie Drive Trust, 18115 N Us Highway 41, Ste 600, Lutz, FL 33549-6473	
<b>Situs Address:</b> 2032 Bonnie Dr, West Palm Beach, FL		<b>Case No:</b> C-2024-05310001
<b>PCN:</b> 00-42-44-14-07-000-0300		<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/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.</p>
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**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 06/14/2024 **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: Attached Efficiency/Apartment has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/14/2024 **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: Outside Laundry room has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/14/2024 **Status:** CEH
- 4** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
More specifically: Back attached roof structure has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/14/2024 **Status:** CEH

**Agenda No.:** 003 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Almaguer, Johncar Luis; Rivero, Yaniet Diaz **CEO:** Maggie Bernal  
2158 E Palma Cir, West Palm Beach, FL 33415-7408  
**Situs Address:** 2158 E Palma Cir, West Palm Beach, FL **Case No.:** C-2024-06250023  
**PCN:** 00-42-44-13-13-000-0040 **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.  
**Code:** Unified Land Development Code - 6.D.1.A.1.c  
**Issued:** 07/08/2024 **Status:** CEH
- 2** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.  
More Specifically: No vehicle is permitted to park on grass and/or unimproved surface area in a residential zoning district.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b  
**Issued:** 07/08/2024 **Status:** CEH

**Agenda No.:** 004 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Salguero Pimienta, Vladimir Z; Martinez Huamca, Patricia **CEO:** Maggie Bernal  
4399 Janet Dr, Lot 369, Lake Worth, FL 33463  
**Situs Address:** 4399 Janet Dr, Lot 369, Lake Worth, FL **Case No.:** C-2024-03040018  
**PCN:** **Zoned:**

- Violations:**
- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
More Specifically: Shed (renovation/conversion/alteration) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/02/2024 **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/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 05/02/2024 **Status:** CEH









**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

	<b>Issued:</b> 05/20/2024	<b>Status:</b> CEH
<b>2</b>	<b>Details:</b> Permits. Permits, where required, shall comply with Section 1.12. <b>Code:</b> National Fire Protection Association 1 2018 - 13.1.1.1	
	<b>Issued:</b> 05/20/2024	<b>Status:</b> CEH
<b>3</b>	<b>Details:</b> To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72. <b>Code:</b> National Fire Protection Association 1 2018 - 13.7.1.4.2	
	<b>Issued:</b> 05/20/2024	<b>Status:</b> CEH

cc: Capgrow Holdings Jv Sub Ll Llc  
Mactown Inc. Residential Group

<b>Agenda No.:</b> 012	<b>Complexity Level:</b> 1	<b>Status:</b> Active			
<b>Respondent:</b> Sanchez Casanas, Billy Ashley; Pereira, Yudelkis 7453 Hall Blvd, Loxahatchee, FL 33470-5297		<b>CEO:</b> Brian Burdett			
<b>Situs Address:</b> 7453 Hall Blvd, Loxahatchee, FL		<b>Case No:</b> C-2024-05230015			
<b>PCN:</b> 00-41-42-30-00-000-5010		<b>Zoned:</b> AR			
<b>Violations:</b>	<table border="1"> <tr> <td><b>1</b></td> <td><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. More specifically: Several semi-tractor trailers stored in residential zone. <b>Code:</b> Unified Land Development Code - 6.A.1.B.2.a <b>Issued:</b> 06/05/2024</td> <td><b>Status:</b> CEH</td> </tr> </table>		<b>1</b>	<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. More specifically: Several semi-tractor trailers stored in residential zone. <b>Code:</b> Unified Land Development Code - 6.A.1.B.2.a <b>Issued:</b> 06/05/2024	<b>Status:</b> CEH
<b>1</b>	<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. More specifically: Several semi-tractor trailers stored in residential zone. <b>Code:</b> Unified Land Development Code - 6.A.1.B.2.a <b>Issued:</b> 06/05/2024	<b>Status:</b> CEH			
cc: Code Enforcement					

<b>Agenda No.:</b> 013	<b>Complexity Level:</b> 1	<b>Status:</b> Active									
<b>Respondent:</b> Tobiassen, Bruce; Tobiassen, Mary 14688 92nd Ct N, West Palm Beach, FL 33412-1729		<b>CEO:</b> Brian Burdett									
<b>Situs Address:</b> 14688 92nd Ct N, West Palm Beach, FL		<b>Case No:</b> C-2024-02140024									
<b>PCN:</b> 00-41-42-17-00-000-7770		<b>Zoned:</b> AR									
<b>Violations:</b>	<table border="1"> <tr> <td><b>1</b></td> <td><b>Details:</b> A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district. More specifically, exceeding number of recreational vehicles (trailers are considered recreational vehicles.) <b>Code:</b> Unified Land Development Code - 6.D.1.A.1 <b>Issued:</b> 02/20/2024</td> <td><b>Status:</b> CEH</td> </tr> <tr> <td><b>2</b></td> <td><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, open storage included but not limited to, truck cab, root ball, trash container, pavers and pile of dirt. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 02/20/2024</td> <td><b>Status:</b> CEH</td> </tr> <tr> <td><b>4</b></td> <td><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, red barn structure 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> 02/20/2024</td> <td><b>Status:</b> CEH</td> </tr> </table>		<b>1</b>	<b>Details:</b> A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district. More specifically, exceeding number of recreational vehicles (trailers are considered recreational vehicles.) <b>Code:</b> Unified Land Development Code - 6.D.1.A.1 <b>Issued:</b> 02/20/2024	<b>Status:</b> CEH	<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 which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open storage included but not limited to, truck cab, root ball, trash container, pavers and pile of dirt. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 02/20/2024	<b>Status:</b> CEH	<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, red barn structure 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> 02/20/2024	<b>Status:</b> CEH
<b>1</b>	<b>Details:</b> A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district. More specifically, exceeding number of recreational vehicles (trailers are considered recreational vehicles.) <b>Code:</b> Unified Land Development Code - 6.D.1.A.1 <b>Issued:</b> 02/20/2024	<b>Status:</b> CEH									
<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 which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open storage included but not limited to, truck cab, root ball, trash container, pavers and pile of dirt. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 02/20/2024	<b>Status:</b> CEH									
<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, red barn structure 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> 02/20/2024	<b>Status:</b> CEH									

<b>Agenda No.:</b> 014	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Venegas, Mayra F 15590 Orange Blvd, Loxahatchee, FL 33470-3410		<b>CEO:</b> Brian Burdett
<b>Situs Address:</b> 15590 Orange Blvd, Loxahatchee, FL		<b>Case No:</b> C-2024-02130023
<b>PCN:</b> 00-41-42-31-00-000-3030		<b>Zoned:</b> AR

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 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, storage structure (shipping container) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/14/2024 **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, gates and posts has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/14/2024 **Status:** CEH

**Agenda No.:** 015

**Complexity Level:** -

**Status:** Active

**Respondent:** Redshaw, Juliana Chavarriaga; Davidson, Jesse  
 22775 Neptune Rd, Boca Raton, FL 33428-5760

**CEO:** Richard F Cataldo

**Situs Address:** 22775 Neptune Rd, Boca Raton, FL

**Case No:** C-2024-01190003

**PCN:** 00-41-47-25-09-000-1960

**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, a gazebo 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
- 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 ceiling fan in the gazebo 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
- 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/19/2024 **Status:** CEH

cc: Code Enforcement

**Agenda No.:** 016

**Complexity Level:** -

**Status:** Active

**Respondent:** GALLUCCIO, PAUL A; GALLUCCIO, GAYE E  
 22145 Serenata Cir W, Boca Raton, FL 33433-5340

**CEO:** Richard F Cataldo

**Situs Address:** 22145 Serenata Cir W, Boca Raton, FL

**Case No:** C-2024-05280031

**PCN:** 00-42-47-26-02-004-0240

**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 driveway has been widened without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/30/2024 **Status:** CEH



**CODE COMPLIANCE  
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NOVEMBER 06, 2024 9:00 AM**

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| <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, a 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<br/><b>Issued:</b> 05/30/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>   |
| <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. More specifically, a 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<br/><b>Issued:</b> 05/30/2024 <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, a pergola 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> 05/30/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>  |
| <b>5</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> <ul style="list-style-type: none"> <li>a. The barrier must be at least four (4) feet high on the outside.</li> <li>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.</li> <li>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.</li> </ul> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)<br/><b>Issued:</b> 05/30/2024 <span style="float: right;"><b>Status:</b> CEH</span></p> |
| <b>6</b> | <p><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. More specifically, a trailer stored in the side yard not screened from view.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.c<br/><b>Issued:</b> 05/30/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>   |
| <b>7</b> | <p><b>Details:</b> Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., garbage carts and yard waste containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the garbage carts and yard waste containers from the street or public right-of-way.</p> <p><b>Code:</b> Palm Beach County Codes &amp; Ordinances - Chapter 25-1(c)(1)g.<br/><b>Issued:</b> 05/30/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>   |

<b>Agenda No.:</b> 017	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> SOULIOTIS, ALEXIS; JAMES, MICHELLE ALNA 22505 SW 56th Ave, Boca Raton, FL 33433-4605		<b>CEO:</b> Richard F Cataldo
<b>Situs Address:</b> 22505 SW 56th Ave, Boca Raton, FL		<b>Case No.:</b> C-2024-02090027
<b>PCN:</b> 00-42-47-29-03-030-0250		<b>Zoned:</b> RM

<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 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 <b>Issued:</b> 02/09/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>
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<b>Agenda No.:</b> 018	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> PATULLO, JOSEPH; PATULLO, DIANA		<b>CEO:</b> Richard F Cataldo

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 2024 9:00 AM**

223 Campora Dr, Northvale, NJ 07647-1728

**Situs Address:** 6839 Consolata St, Boca Raton, FL

**Case No:** C-2024-05230005

**PCN:** 00-42-47-22-13-029-0030

**Zoned:** AR

**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. More specifically, the front door, sliding glass door at front of residence, and sliding glass door at rear of residence have been replaced without a valid building permit.<br><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br><b>Issued:</b> 05/29/2024 |
|----------|--|

**Status:** CEH

cc: Joseph And Diana Patullo

**Agenda No.:** 019

**Complexity Level:** -

**Status:** Active

**Respondent:** POLIT, RICHARDO; VASCONEZ, DIANA

**CEO:** Richard F Cataldo

23281 Lago Mar Cir, Boca Raton, FL 33433-7244

**Situs Address:** 23281 Lago Mar Cir, Boca Raton, FL

**Case No:** C-2024-06130019

**PCN:** 00-42-47-35-04-001-0300

**Zoned:** AR

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <b>Details:</b> Any person placing or maintaining any facility in the right-of-way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement. More specifically, the concrete work on the driveway aprons in the right-of way.<br><b>Code:</b> Palm Beach County Codes & Ordinances - Ordinance 2019-030<br><b>Issued:</b> 06/20/2024 |
| <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, the concrete work on the driveway aprons 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> 06/20/2024                             |
| <b>3</b> | <b>Details:</b> Any person placing or maintaining any facility in the right-of-way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement. More specifically, the artificial grass in the right-of way.<br><b>Code:</b> Palm Beach County Codes & Ordinances - Ordinance 2019-030<br><b>Issued:</b> 06/20/2024                     |

**Status:** CEH

**Status:** CEH

**Status:** CEH

**Agenda No.:** 020

**Complexity Level:** -

**Status:** Active

**Respondent:** Ribiev, Boris

**CEO:** Richard F Cataldo

9544 Parkview Ave, Boca Raton, FL 33428-2915

**Situs Address:** 21947 Pine Bark Way, Boca Raton, FL

**Case No:** C-2024-05300010

**PCN:** 00-42-47-19-07-003-0070

**Zoned:** RS

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

**Violations:**

- 1** **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
- a. The barrier must be at least four (4) feet high on the outside.
  - b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
  - c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.
- Specifically, the pool barrier in place currently is not the permitted pool barrier on file with the county.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)  
**Issued:** 06/03/2024 **Status:** CEH

cc: Ribiev, Boris

**Agenda No.:** 021

**Complexity Level:** -

**Status:** Active

**Respondent:** Aharon Dov Vann and Michelle Vann, as trustees of The Vann Family Revocable Living Trust dated July 28, 2022 with full powers in the trustee to protect, and to conserve, and to sell, or to lease, or to encumber, or to otherwise manage and dispose of real property herein conveyed pursuant to sec. 689.073(1) F.S.  
7245 Carmel Ct, Boca Raton, FL 33433-5544

**CEO:** Richard F Cataldo

**Situs Address:** 7245 Carmel Ct, Boca Raton, FL

**Case No.:** C-2024-06030010

**PCN:** 00-42-47-28-08-000-0111

**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 white PVC fence has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/04/2024 **Status:** CEH
- 3** **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:** 06/04/2024 **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, the patio furniture on the driveway.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 06/04/2024 **Status:** CEH

**Agenda No.:** 022

**Complexity Level:** 1

**Status:** Active

**Respondent:** GARCIA, FELIX; GARCIA, MARIA ANGELES  
2820 Holly Rd, West Palm Beach, FL 33406-4359

**CEO:** Frank A Davis

**Situs Address:** 2820 Holly Rd, West Palm Beach, FL

**Case No.:** C-2024-03210003

**PCN:** 00-43-44-05-02-002-0100

**Zoned:** RS

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 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, Need Garage Doors 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

cc: Code Enforcement

**Agenda No.:** 023

**Complexity Level:** 1

**Status:** Active

**Respondent:** RODRIGUEZ, EVENIE

**CEO:** Frank A Davis

1419 Berkshire Dr, West Palm Beach, FL 33406-5827

**Situs Address:** 1419 Berkshire Dr, West Palm Beach, FL

**Case No:** C-2024-04170021

**PCN:** 00-43-44-07-10-014-0260

**Zoned:** RM

**Violations:**

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Rear Addition 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
- 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, Gazebo 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
- 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:** 04/24/2024 **Status:** CEH

**Agenda No.:** 024

**Complexity Level:** 1

**Status:** Active

**Respondent:** Abadia, Omar

**CEO:** Darrin L Emmons

12525 54th St N, Royal Palm Beach, FL 33411-8513

**Situs Address:** 12525 54th St N, West Palm Beach, FL

**Case No:** C-2024-05230023

**PCN:** 00-41-43-03-00-000-7240

**Zoned:** AR

**Violations:**

- 2** **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking. More specifically but not limited to, there are three vehicles on this residential property that were seen from the roadway that do not have license plates.
- Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a  
**Issued:** 05/23/2024 **Status:** CEH

**Agenda No.:** 025

**Complexity Level:** 1

**Status:** Active

**Respondent:** Arias, Danay

**CEO:** Darrin L Emmons

11096 57th Rd N, West Palm Beach, FL 33411-8852

**Situs Address:** 11096 57th Rd N, West Palm Beach, FL

**Case No:** C-2024-02050007

**PCN:** 00-41-43-02-00-000-1620

**Zoned:** AR

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

**Violations:** **5** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the two-car garage on this property has been renovated, adding three bedrooms, a bathroom with shower and a kitchen without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/08/2024 **Status:** CEH

**Agenda No.:** 026 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Escobar, Altagracia **CEO:** Darrin L Emmons  
515 Lafayette Dr, Miami, FL 33166-6958  
**Situs Address:** 3921 Dellwood Blvd, Loxahatchee, FL **Case No:** C-2024-04110021  
**PCN:** 00-40-43-15-00-000-1040 **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.  
**Code:** Unified Land Development Code - 6.A.1.B.2.a  
**Issued:** 04/15/2024 **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 shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/15/2024 **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, shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/15/2024 **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 has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/15/2024 **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 grey building has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/15/2024 **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 stable type of structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/15/2024 **Status:** CEH

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

- 7 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a barn type structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/15/2024 **Status:** CEH
- 8 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a wood fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/15/2024 **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, canopy type structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/15/2024 **Status:** CEH

cc: Escobar, Altagracia

**Agenda No.:** 027 **Complexity Level:** 1 **Status:** Active  
**Respondent:** MAHADHATUJETIYARAM TEMPLE INC **CEO:** Darrin L Emmons  
 4691 Royal Palm Beach Blvd, Royal Palm Beach, FL  
 33411-9186  
**Situs Address:** 4691 Royal Palm Beach Blvd, West Palm Beach, FL **Case No.:** C-2024-04290005  
**PCN:** 00-41-43-11-00-000-3700 **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 front driveway has been paved without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/01/2024 **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 6-foot 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:** 05/01/2024 **Status:** CEH

**Agenda No.:** 028 **Complexity Level:** 1 **Status:** Active  
**Respondent:** MAHADHATUJETIYARAM TEMPLE INC **CEO:** Darrin L Emmons  
 4691 Royal Palm Beach Blvd, Royal Palm Beach, FL  
 33411-9186  
**Situs Address:** 4661 Royal Palm Beach Blvd, West Palm Beach, FL **Case No.:** C-2024-05060033  
**PCN:** 00-41-43-11-00-000-3850 **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 paved driveway has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/08/2024 **Status:** CEH

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 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 6-foot White 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:** 05/08/2024 **Status:** CEH

**Agenda No.:** 029 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Smith, Trisha L **CEO:** Darrin L Emmons  
12690 53rd Rd N, West Palm Beach, FL 33411-9061  
**Situs Address:** 12690 53rd Rd N, West Palm Beach, FL **Case No.:** C-2024-04010020  
**PCN:** 00-41-43-03-00-000-8030 **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, a roofed stable type of structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/02/2024 **Status:** CEH

**Agenda No.:** 030 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Digiovanni, Esmeralda; Delgado, Jose J **CEO:** Jose Feliciano  
7851 Griswold St, Lantana, FL 33462-6107  
**Situs Address:** 7889 Griswold St, Lake Worth, FL **Case No.:** C-2024-02090001  
**PCN:** 00-43-45-10-07-000-0400 **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; Utility trailer is improperly parked between street and dwelling structure.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 02/12/2024 **Status:** CEH

**Agenda No.:** 031 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Grimes, John; Ni, Sang **CEO:** Jose Feliciano  
2826 Floral Rd, Lake Worth, FL 33462-3821 **Type:** Repeat  
**Situs Address:** 2826 Floral Rd, Lake Worth, FL **Case No.:** C-2024-08140041  
**PCN:** 00-43-45-05-01-002-0490 **Zoned:** RS

**Violations:** **1** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. More Specifically; vegetation throughout property is overgrown and not being maintained  
  
Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. More Specifically; all landscape vegetation is overgrown and not being maintained.  
  
NOTE: THIS IS A REPEAT VIOLATION OF THE SPECIAL MAGISTRATE ORDER DATED FEBRUARY 7TH, 2024  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)  
Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  
**Issued:** 08/14/2024 **Status:** CEH

**Agenda No.:** 032 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Morris, Barry A **CEO:** Jose Feliciano  
PO BOX 541734, Lake Worth, FL 33454-1734  
**Situs Address:** Riparian Rd, Lake Worth, FL **Case No.:** C-2024-02260033  
**PCN:** 00-43-45-06-02-040-0080 **Zoned:** RS

**Violations:** **1** **Details:** Parking shall be prohibited on all vacant properties in residential districts.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.3





**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 2024 9:00 AM**

**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 04/30/2024 **Status:** CEH

**cc:** Baptiste, Amos  
Vestors Acquisitions, Llc.

**Agenda No.:** 037 **Complexity Level:** 1 **Status:** Active  
**Respondent:** RAMIREZ, ANAMARIA **CEO:** Caroline Foulke  
5770 La Gorce Cir, Lake Worth, FL 33463-7372  
**Situs Address:** 5770 La Gorce Cir, Lake Worth, FL **Case No:** C-2024-06060027  
**PCN:** 00-42-45-02-07-000-0170 **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:** 06/10/2024 **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, building material, garbage, trash or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 06/10/2024 **Status:** CEH
  - 3** **Details:** No person shall park, store, or keep equipment, cars, trucks, commercial vehicle, recreational vehicle, marine vessel, trailer, sports vehicle such as dune buggy, jet skis, racing vehicle, off-road vehicle, air boat, canoe or paddleboat, on any public street, or other thoroughfare or any R-O-W within a residential district for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.1  
**Issued:** 06/10/2024 **Status:** CEH

**Agenda No.:** 038 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Camlakides, Helen **CEO:** John Gannotti  
75 Schultz Rd, Manorville, NY 11949-1003  
**Situs Address:** 182 Coventry H, West Palm Beach, FL **Case No:** C-2024-07220001  
**PCN:** 00-42-43-23-07-008-1820 **Zoned:** RH

- Violations:**
- 1** **Details:** All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. More specifically the leaking plumbing fixtures in the kitchen/bathroom.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)  
**Issued:** 07/22/2024 **Status:** CEH

**cc:** Camlakides, Helen

**Agenda No.:** 039 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Cecchinelli, Joseph G **CEO:** John Gannotti  
105 Oxford 500, West Palm Beach, FL 33417-1417  
**Situs Address:** 105 Oxford 500, West Palm Beach, FL **Case No:** C-2024-03210026  
**PCN:** 00-42-43-23-16-500-1050 **Zoned:** RH

- Violations:**
- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a dryer vent and another vent have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/02/2024 **Status:** CEH

**cc:** Cecchinelli, Joseph G

**Agenda No.:** 040 **Complexity Level:** 1 **Status:** Active  
**Respondent:** COVENTRY H CONDOMINIUM ASSOCIATION, INC. **CEO:** John Gannotti

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 2024 9:00 AM**

40 Kent C, West Palm Beach, FL 33417 United States

**Situs Address:** Coventry H, West Palm Beach, FL

**Case No:** C-2024-07220017

**PCN:**

**Zoned:** RH

**Violations:**

- 1** **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, Common element (wood joists (structure) between 1st /2nd floor.
- Code:** Palm Beach County Property Maintenance Code - Section 14-34 (a)  
**Issued:** 07/22/2024 **Status:** CEH

**cc:** Coventry H Condominium Association, Inc.

**Agenda No.:** 041

**Complexity Level:** 1

**Status:** Active

**Respondent:** HHMS INVESTMENT LLC

**CEO:** John Gannotti

3800 N Ocean Dr, West Palm Beach, FL 33404

**Situs Address:** 5849 Okeechobee Blvd, West Palm Beach, FL

**Case No:** C-2024-06140017

**PCN:** 00-42-43-23-00-000-7040

**Zoned:** CG

**Violations:**

- 1** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2023-037832-0000 2 Electrical L/V has become inactive or expired.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 06/14/2024 **Status:** CEH
- 2** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2018-012997-0000 2 Miscellaneous has become inactive or expired.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 06/14/2024 **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 # E-2018-012997-0001 0 E General Electrical has become inactive or expired.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 06/14/2024 **Status:** CEH
- 4** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2017-018854-0000 2 Electrical Site Lighting has become inactive or expired.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 06/14/2024 **Status:** CEH
- 5** **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, E-2023-037832-0000 2 Electrical L/V.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 06/14/2024 **Status:** CEH

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 2024 9:00 AM**

- 6 **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2018-012997-0000 2 Miscellaneous.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 06/14/2024 **Status:** CEH
- 7 **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, E-2018-012997-0001 0 E General Electrical.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 06/14/2024 **Status:** CEH
- 8 **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, E-2017-018854-0000 2 Electrical Site Lighting.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 06/14/2024 **Status:** CEH

cc: Hhms Investment Llc

<b>Agenda No.:</b> 042	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Schulman, Rosa 113 Oxford 200, West Palm Beach, FL 33417-1407		<b>CEO:</b> John Gannotti
<b>Situs Address:</b> 113 Oxford 200, West Palm Beach, FL		<b>Case No:</b> C-2024-03210027
<b>PCN:</b> 00-42-43-23-16-200-1130		<b>Zoned:</b> RH
<b>Violations:</b>	<p>1 <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 dryer vent 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> 03/28/2024 <b>Status:</b> CEH</p>	

<b>Agenda No.:</b> 043	<b>Complexity Level:</b> -	<b>Status:</b> Removed
<b>Respondent:</b> Dones, Jose 5158 Ferndale Dr, Delray Beach, FL 33484-1714		<b>CEO:</b> Dennis A Hamburger
<b>Situs Address:</b> 5158 Ferndale Dr, Delray Beach, FL		<b>Case No:</b> C-2024-07190019
<b>PCN:</b> 00-42-46-11-05-000-0290		<b>Zoned:</b> AR
<b>Violations:</b>	<p>1 <b>Details:</b> 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.  <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b  <b>Issued:</b> 07/22/2024 <b>Status:</b> CLS</p> <p>2 <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 canopy frame has been erected or installed without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1  <b>Issued:</b> 07/22/2024 <b>Status:</b> CLS</p>	

<b>Agenda No.:</b> 044	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Mesalien, Cindy 6566 Sleepy Willow Way, Delray Beach, FL 33484-3515		<b>CEO:</b> Dennis A Hamburger
<b>Situs Address:</b> 6566 Sleepy Willow Way, Delray Beach, FL		<b>Case No:</b> C-2024-08010001
<b>PCN:</b> 00-42-46-15-09-000-0230		<b>Zoned:</b> RH
<b>Violations:</b>	<p>1 <b>Details:</b> Every window, door and frame shall be kept in sound condition, good repair and weather tight.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (m)  <b>Issued:</b> 08/01/2024 <b>Status:</b> CEH</p>	

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

19863 Jasmine Dr, Jupiter, FL 33469-2188

**Situs Address:** 19863 Jasmine Dr, Jupiter, FL  
**PCN:** 00-42-40-25-27-004-0010

**Case No:** C-2023-12290011  
**Zoned:** RS

**Violations:**

- |          |   |
|----------|---|
| <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, wood fence, possible being used as pool barrier, 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> 01/04/2024 <b>Status:</b> CEH |
| <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. More specifically, window shutters 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> 01/04/2024 <b>Status:</b> CEH                                  |

**Agenda No.:** 046

**Complexity Level:** -

**Status:** Active

**Respondent:** Holland, Leroy II

**CEO:** Jamie G Illicete

17334 Lincoln Ln, Jupiter, FL 33458-8956

**Situs Address:** 17334 Lincoln Ln, Jupiter, FL

**Case No:** C-2024-05090021

**PCN:** 00-42-41-03-08-000-0340

**Zoned:** RH

**Violations:**

- |          |  |
|----------|--|
| <b>2</b> | <b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, chain-link fence in backyard is in disrepair and not being maintained.<br><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e)<br><b>Issued:</b> 05/10/2024 <b>Status:</b> CEH   |
| <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.<br><br>All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.<br><br>More specifically, white aluminum fence located in front yard on northside of property has been erected or installed without a valid building permit and is in disrepair.<br><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br>Palm Beach County Property Maintenance Code - Section 14-32 (e)<br><b>Issued:</b> 05/10/2024 <b>Status:</b> CEH |

**Agenda No.:** 047

**Complexity Level:** -

**Status:** Active

**Respondent:** Kay, Adam; Luecke, Rebeka

**CEO:** Jamie G Illicete

9335 Sunrise Dr, Lake Park, FL 33403-1080

**Situs Address:** 9335 Sunrise Dr, West Palm Beach, FL

**Case No:** C-2024-04040015

**PCN:** 00-43-42-18-00-000-7114

**Zoned:** RM

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <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.<br><br>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.<br><br>More specifically, permit # B-2021-009473-0000 for Window and Door Replacement has become inactive or expired. Failed to obtain a Certificate of Completion for permit #B-2021-009473-0000 for Window and Door Replacement. |
|----------|--|

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 2024 9:00 AM**

- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 04/09/2024 **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, open/outdoor storage of building material, paint cans, buckets, tires garbage, trash or similar items on property.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**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.  
  
All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.  
  
More specifically, white vinyl fence and chain-link fence has been erected or installed without a valid building permit. Chain-link fence is in need of repairs.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 04/09/2024 **Status:** CEH
- 4** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, concrete slab in backyard 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
- 6** **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, boat with accompanying trailer not screened from view.  
**Code:** Unified Land Development Code - 6.D.1.A.1.c  
**Issued:** 04/09/2024 **Status:** CEH

cc: Rebeka Luecke And, Adam Kay

<b>Agenda No.:</b> 048	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Kimball, Anita Louise 14290 Paradise Point Rd, Palm Beach Gardens, FL 33410-1144		<b>CEO:</b> Jamie G Illicete
<b>Situs Address:</b> 14290 Paradise Point Rd, Palm Beach Gardens, FL		<b>Case No:</b> C-2024-06030035
<b>PCN:</b> 00-43-41-20-00-000-7180		<b>Zoned:</b> RS
<b>Violations:</b>	<p><b>4</b> <b>Details:</b> Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. More specifically, vegetation is overgrown and in need of maintenance,  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  <b>Issued:</b> 06/06/2024 <b>Status:</b> CEH</p> <p><b>5</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. All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. More specifically, roof fascia above garage door is in disrepair.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (b)  Palm Beach County Property Maintenance Code - Section 14-33 (f)  <b>Issued:</b> 06/06/2024 <b>Status:</b> CEH</p>	

**Agenda No.:** 049 **Complexity Level:** - **Status:** Removed  
**Respondent:** Raynor, Brett **CEO:** Jamie G Illicete  
18282 Oak Leaf Dr, Jupiter, FL 33458-3348  
**Situs Address:** 18282 Oak Leaf Dr, Jupiter, FL **Case No:** C-2024-01160025  
**PCN:** 00-42-40-34-05-000-0210 **Zoned:** RH

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

**Violations:** **2** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. More specifically, boat and accompanying trailer not parked on side or rear yard and not screened from view.  
**Code:** Unified Land Development Code - 6.D.1.A.1.c  
**Issued:** 01/19/2024 **Status:** CLS

**Agenda No.:** 050 **Complexity Level:** - **Status:** Active  
**Respondent:** Spear, Carl W Jr **CEO:** Jamie G Illicete  
19334 W Indies Ln, Tequesta, FL 33469-2058  
**Situs Address:** 19334 W Indies Ln, Jupiter, FL **Case No:** C-2024-07050005  
**PCN:** 00-42-40-25-04-002-0170 **Zoned:** RS

**Violations:**

**1** **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. More specifically, vegetation, grass and/or weeds are overgrown and not being maintained.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  
**Issued:** 07/09/2024 **Status:** CEH

**2** **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking. More specifically, vehicle with expired tag improperly parked and not completely screened from view from adjacent roads and lots.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a  
**Issued:** 07/09/2024 **Status:** CEH

**3** **Details:** All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. More specifically, exterior plug outlet by front door missing cover exposing electrical wires to elements.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)  
**Issued:** 07/09/2024 **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, driveway is in disrepair, cracked and in need of maintenance and repair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 07/09/2024 **Status:** CEH

**5** **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, exterior of structure is not being maintained. Exterior walls paint not maintained and need to be repainted.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (b)  
Palm Beach County Property Maintenance Code - Section 14-33 (f)  
**Issued:** 07/09/2024 **Status:** CEH

**Agenda No.:** 051 **Complexity Level:** - **Status:** Active  
**Respondent:** Erik D. Wohl Successor Trustee of the Erik D Wohl, Living Trust Dated May 12, 2017; Peterson, Kimberly Andrews **CEO:** Jamie G Illicete  
PO BOX 2121, Jupiter, FL 33468-2121  
**Situs Address:** 4170 Robert St, Jupiter, FL **Case No:** C-2024-04040004  
**PCN:** 00-42-40-25-11-003-0380 **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, alterations to garage, removed garage door and enclosed wall, without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/17/2024 **Status:** CEH

cc: Erik D. Wohl Successor Trustee Of The Erik D Wohl, Living Trust Dated May 12, 2017

**Agenda No.:** 052 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Alvarez, Ricardo **CEO:** Michael L Jordan

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 2024 9:00 AM**

2593 Meadow Rd, West Palm Beach, FL 33406-7763

**Situs Address:** 2593 Meadow Rd, West Palm Beach, FL 33406

**Case No:** C-2024-05280007

**PCN:** 00-43-44-17-02-007-0150

**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, paverbrick driveways have been erected or installed without a valid building permit at property front.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/23/2024 **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, new windows and doors have been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/23/2024 **Status:** CEH
- 3** **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.

**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 07/23/2024 **Status:** CEH
- 4** **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:

  - a. The barrier must be at least four (4) feet high on the outside.
  - b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
  - c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.

**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)  
**Issued:** 07/23/2024 **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, perimeter fencing and gates have been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 07/23/2024 **Status:** CEH

**Agenda No.:** 053

**Complexity Level:** 1

**Status:** Active

**Respondent:** Casarrubias, Enrique; Casarrubias, Alan; Casarrubias, Josselin

**CEO:** Michael L Jordan

3431 Lake Worth Rd, Lake Worth Beach, FL 33461-6918

**Situs Address:** 4218 Wilkinson Dr, Lake Worth, FL

**Case No:** C-2023-12140010

**PCN:** 00-43-44-30-01-044-0012

**Zoned:** RM

**Violations:**

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/21/2023 **Status:** CEH

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 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, air conditioning equipment on the roof has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/21/2023 **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, perimeter fencing and gates have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/21/2023 **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, electrical equipment and wiring to the shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/21/2023 **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 mini split air conditioning unit on the shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/21/2023 **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, plumbing piping and equipment on the shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/21/2023 **Status:** CEH

cc: Code Enforcement

<b>Agenda No.:</b> 054	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Owiti, Enock I; Owiti, Domingo 4686 Kirk Rd, Lake Worth Beach, FL 33461-5004		<b>CEO:</b> Michael L Jordan
<b>Situs Address:</b> 4686 Kirk Rd, Lake Worth, FL		<b>Case No:</b> C-2024-03120005
<b>PCN:</b> 00-43-44-30-01-081-0021		<b>Zoned:</b> RM
<b>Violations:</b>		
<b>2</b>	<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. More specifically there are multiple commercial vehicles on this property. <b>Code:</b> Unified Land Development Code - 6.A.1.B.2.a <b>Issued:</b> 03/21/2024 <b>Status:</b> CEH	
<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. More specifically, perimeter fencing and gates have been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 03/21/2024 <b>Status:</b> CEH	



**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 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, multiple sheds in the rear yard 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
- 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 driveway with turnout in the rear yard connecting to Sylvan Road 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.:** 055 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Shipp, Malcolm E; Shipp, Maria R **CEO:** Michael L Jordan  
 4444 S Kirk Rd, Lake Worth Beach, FL 33461-4934  
**Situs Address:** 4422 Kirk Rd, Lake Worth, FL **Case No:** C-2024-02140029  
**PCN:** 00-43-44-30-01-049-0021 **Zoned:** RM

**Violations:**

- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed in the southeast corner of the property has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/14/2024 **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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 02/14/2024 **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 carport enclosure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/14/2024 **Status:** CEH
- 8 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, replacement windows and doors have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/14/2024 **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 shade or roof structure on the south side of the house has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/14/2024 **Status:** CEH

cc: Code Enforcement

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

**Agenda No.:** 056                                      **Complexity Level:** 1                                      **Status:** Active  
**Respondent:** Terrible, Jeanette                                      **CEO:** Michael L Jordan  
4399 Aster Dr, Lake Worth Beach, FL 33461-4905  
**Situs Address:** 4399 Aster Dr, Lake Worth, FL                                      **Case No:** C-2024-07170023  
**PCN:** 00-42-44-25-22-001-0140                                      **Zoned:** RM

- 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:** 07/17/2024                                      **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:** 07/17/2024                                      **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, replacement windows and doors have been erected or installed without a valid building permit.  
          **Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
          **Issued:** 07/17/2024                                      **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, air conditioning equipment on the south side of the property has been erected or installed without a valid building permit.  
          **Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
          **Issued:** 07/17/2024                                      **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.  
          **Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
          **Issued:** 07/17/2024                                      **Status:** CEH

**Agenda No.:** 057                                      **Complexity Level:** 1                                      **Status:** Active  
**Respondent:** CH76 Investments LLC                                      **CEO:** Ray F Leighton  
3797 S Military Trl, Lake Worth, FL 33463-8738  
**Situs Address:** 2449 Cherokee Ave, West Palm Beach, FL                                      **Case No:** C-2024-05240013  
**PCN:** 00-43-43-30-03-024-0370                                      **Zoned:** RH

- Violations:**
- 1     **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.  
          **Code:** Palm Beach County Property Maintenance Code - Section 14-33 (f)  
          **Issued:** 05/28/2024                                      **Status:** CEH
  - 2     **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
          **Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
          **Issued:** 05/28/2024                                      **Status:** CEH
  - 3     **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.  
          **Code:** Palm Beach County Property Maintenance Code - Section 14-31 (c) (1)  
          **Issued:** 05/28/2024                                      **Status:** CEH

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

- 4 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)  
**Issued:** 05/28/2024 **Status:** CEH
- 5 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.  
**Code:** Unified Land Development Code - 6.D.1.A.1.c  
**Issued:** 05/28/2024 **Status:** CEH

cc: Code Enforcement

<b>Agenda No.:</b> 058	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> JRTD Holdings LLC 16810 128th Trl N, Jupiter, FL 33478-6010		<b>CEO:</b> Ray F Leighton
<b>Situs Address:</b> 4334 Vicliff Rd, West Palm Beach, FL		<b>Case No:</b> C-2024-07260025
<b>PCN:</b> 00-42-44-13-05-002-0370		<b>Zoned:</b> RM
<b>Violations:</b>	<ul style="list-style-type: none"> <li>1 <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 and doors have been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 07/30/2024 <b>Status:</b> CEH</li> <li>2 <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 paver brick driveway has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 07/30/2024 <b>Status:</b> CEH</li> <li>3 <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, interior renovations converting SFD into a duplex without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 07/30/2024 <b>Status:</b> CEH</li> </ul>	

<b>Agenda No.:</b> 059	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Lopez, Antonio V 1708 Loxahatchee Dr, Apt C, West Palm Beach, FL 33409-5073		<b>CEO:</b> Ray F Leighton
<b>Situs Address:</b> 1708 Loxahatchee Dr, A, West Palm Beach, FL		<b>Case No:</b> C-2024-05170021
<b>PCN:</b> 00-43-43-30-07-000-0084		<b>Zoned:</b> RH
<b>Violations:</b>	<ul style="list-style-type: none"> <li>1 <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. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.c <b>Issued:</b> 05/20/2024 <b>Status:</b> CEH</li> <li>2 <b>Details:</b> Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.d <b>Issued:</b> 05/20/2024 <b>Status:</b> CEH</li> <li>3 <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> 05/20/2024 <b>Status:</b> CEH</li> </ul>	

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 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, a shed and structures have been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/20/2024 **Status:** CEH

**Agenda No.:** 060 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Cantin, Stephane; Cantin, Nancy P **CEO:** Timothy M Madu  
4554 Pine Tree Dr, Delray Beach, FL 33445-1230  
**Situs Address:** 4554 Pine Tree Dr, Delray Beach, FL **Case No.:** C-2024-04240005  
**PCN:** 00-42-46-12-01-002-0030 **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 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.:** 061 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Longordo, Pasquale E **CEO:** Timothy M Madu  
5484 Woodland Dr, Delray Beach, FL 33484-1137  
**Situs Address:** 5484 Woodland Dr, Delray Beach, FL **Case No.:** C-2024-03220007  
**PCN:** 00-42-46-11-00-000-1013 **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 metal storage container on the property has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/17/2024 **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 fence has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/17/2024 **Status:** CEH

**3    Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.

**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)  
**Issued:** 04/17/2024 **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, the open storage of construction equipment.

**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 04/17/2024 **Status:** CEH

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 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, the mobile home has been erected or installed without a valid building permit.

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

**Issued:** 04/17/2024

**Status:** CEH

**Agenda No.:** 062

**Complexity Level:** -

**Status:** Active

**Respondent:** MUNNIGH, EVELYN; ESTEVEZ, ANDRES  
5103 45th St, West Palm Beach, FL 33407-1603

**CEO:** Nedssa Miranda

**Situs Address:** 5115 45th St, West Palm Beach, FL

**Case No.:** C-2024-02140033

**PCN:** 00-42-43-02-01-003-0171

**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 any items storage in public view.

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

**Issued:** 02/21/2024

**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, 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:** 02/21/2024

**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, fence (Wood and PVC) has been erected or installed without a valid building permit.

Obtain required building permits for the fence (Wood and PVC) or remove the fence (Wood and PVC).

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

**Issued:** 02/21/2024

**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:** 02/21/2024

**Status:** CEH

**Agenda No.:** 063

**Complexity Level:** -

**Status:** Active

**Respondent:** I & R INVESTMENTS LLC  
214 Via Palacio, Palm Beach Gardens, FL 33418-6222

**CEO:** Nedssa Miranda

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 2024 9:00 AM**

**Situs Address:** 9266 Keating Dr, Palm Beach Gardens, FL  
**PCN:** 00-42-42-13-01-003-0110

**Case No:** C-2024-07160026  
**Zoned:** RM

**Violations:**

- 5** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, open storage including but not limited to cooler, containers, materials, construction materials, or any items storage in public view.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 07/17/2024 **Status:** CEH
- 7** **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:** 07/17/2024 **Status:** CEH

**Agenda No.:** 064

**Complexity Level:** -

**Status:** Active

**Respondent:** SHORT, JEFF B; SHORT, SUZANNE R  
9414 Marand Way, West Palm Beach, FL 33403-1420

**CEO:** Nedssa Miranda

**Situs Address:** 9414 Marand Way, West Palm Beach, FL

**Case No:** C-2024-07170041

**PCN:** 00-43-42-17-00-000-7133

**Zoned:** RM

**Violations:**

- 1** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
- Please cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)  
**Issued:** 07/23/2024 **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:** 07/23/2024 **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.
- Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, open storage including but not limited to yard debris, leaf rake, containers and rocks
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 07/23/2024 **Status:** CEH

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

<b>Agenda No.:</b> 065	<b>Complexity Level: -</b>	<b>Status:</b> Active
<b>Respondent:</b> Unknown Personal Representative, Spouse, Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of NGUYEN ERIC N and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at ( 535 Helene Pl, West Palm Beach and 00-42-43-02-01-009-0230 5353 Helene Pl, West Palm Beach, FL 33407-1635		<b>CEO:</b> Nedssa Miranda
<b>Situs Address:</b> 5353 Helene Pl, West Palm Beach, FL		<b>Case No:</b> C-2024-06210007
<b>PCN:</b> 00-42-43-02-01-009-0230		<b>Zoned:</b> 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, shed/structure has been erected or installed without a valid building permit.</p> <p style="text-align: center;">Obtain required building permits for the shed/structure or remove the shed/structure.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 06/25/2024 <span style="float: right;"><b>Status:</b> CEH</span></p> |
|----------|--|

<b>Agenda No.:</b> 066	<b>Complexity Level: -</b>	<b>Status:</b> Active
<b>Respondent:</b> Unknown Personal Representative, Spouse, Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Salvatore R. Raimondi and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at (4656 Lillian Ave, Palm Beach Gardens, and 00-42-42-24-01-000-0861). 4656 Lillian Ave, Palm Beach Gardens, FL 33418-6135		<b>CEO:</b> Nedssa Miranda
<b>Situs Address:</b> 4656 Lillian Ave, Palm Beach Gardens, FL		<b>Case No:</b> C-2024-06210001
<b>PCN:</b> 00-42-42-24-01-000-0861		<b>Zoned:</b> RE

- Violations:**
- |          |  |
|----------|--|
| <b>1</b> | <p><b>Details:</b> Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.</p> <p>Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.</p> <p>Store garbage containers so that they are screened from view from streets or public right-of-way. 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.</p> <p><b>Code:</b> Palm Beach County Codes &amp; Ordinances - Chapter 25-1(c)(1)a. &amp; b.<br/>Palm Beach County Codes &amp; Ordinances - Chapter 25-1(c)(1)g.</p> <p><b>Issued:</b> 06/25/2024 <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, shipping container has been erected or installed without a valid building permit.</p> <p style="text-align: center;">Obtain required building permits for the shipping container or remove the shipping container.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 06/25/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>   |

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

- 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.
- Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 06/25/2024 **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.
- Park the trailer in the side or rear yard and screen the trailer from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.
- Code:** Unified Land Development Code - 6.D.1.A.1.c  
**Issued:** 06/25/2024 **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, membrane covered/structure has been erected or installed without a valid building permit.
- Obtain required building permits for the membrane covered/structure or remove the membrane covered/structure .
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/25/2024 **Status:** CEH
- 6** **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 all areas where the paint is peeling, flaking and/or chipped.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (b)  
**Issued:** 06/25/2024 **Status:** CEH
- 7** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, Inactive Entry & fireplace permit # B 1995-035293-000 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 Entry & fireplace permit # B 1995-035293-0000.
- Obtain a Certificate of Completion for Inactive Entry & fireplace permit # B 1995-035293-000 .
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 06/25/2024 **Status:** CEH

**Agenda No.:** 067 **Complexity Level:** - **Status:** Active  
**Respondent:** WONG, DOMINIC; WONG, JOANNA **CEO:** Nedssa Miranda  
 2826 James River Rd, West Palm Bch, FL 33411-5754  
**Situs Address:** 4612 Brady Ln, Palm Beach Gardens, FL **Case No:** C-2024-07110025  
**PCN:** 00-42-42-13-08-000-0402 **Zoned:** RM

- Violations:**
- 1** **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
- Remove boat from the front setback or other area between the structure and street. Park boat in the side or rear yard.
- Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 07/12/2024 **Status:** CEH





**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

**Agenda No.:** 070                                   **Complexity Level:** 1                                   **Status:** Active  
**Respondent:** Chavez, Vidal                                   **CEO:** Joanna Mirodias  
 37221 Florida Ave, Canal Point, FL 33438-5018  
**Situs Address:** 37221 Florida Ave, Canal Point, FL                                   **Case No:** C-2024-04170035  
**PCN:** 00-37-41-33-03-016-0110                                   **Zoned:** RM  
**Violations:**

**1   Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.  
**Code:** Unified Land Development Code - 6.A.1.B.2.a  
**Issued:** 04/17/2024                                   **Status:** CEH

**Agenda No.:** 071                                   **Complexity Level:** 1                                   **Status:** Active  
**Respondent:** KOINCO INC                                   **CEO:** Joanna Mirodias  
 2393 S Congress Ave, Ste 200, West Palm Beach, FL  
 33406-7628  
**Situs Address:** 4519 S Haverhill Rd, Lake Worth, FL                                   **Case No:** C-2024-05220013  
**PCN:** 00-42-44-26-00-000-5060                                   **Zoned:** RM  
**Violations:**

**1   Details:** Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:  
 1) Hedges shall not exceed four feet in height when located within the required front setback.  
 2) Hedges shall not exceed eight feet in height when located on or adjacent to the side, side street, or rear property lines.  
**Code:** Unified Land Development Code - 7.D.4.A.1.a  
**Issued:** 05/29/2024                                   **Status:** CEH

**2   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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  
**Issued:** 05/29/2024                                   **Status:** CEH

**3   Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)  
**Issued:** 05/29/2024                                   **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, the wood fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/29/2024                                   **Status:** CEH

**5   Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the alterations to the carport have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/29/2024                                   **Status:** CEH

cc: Koinco Inc

**Agenda No.:** 072                                   **Complexity Level:** 1                                   **Status:** Active  
**Respondent:** McDonald, Isabelle J                                   **CEO:** Joanna Mirodias  
 PO BOX 183, Canal Point, FL 33438-0183  
**Situs Address:** 12065 Everglades St, FL                                   **Case No:** C-2023-06140041  
**PCN:** 00-37-41-33-03-012-0015                                   **Zoned:** IL

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

**Violations:**

- 1** **Details:** Each Use Matrix identifies all zoning districts, uses, and approval process, except as indicated otherwise. The Use Matrix indicates the approval process for each Use Type in standard Zoning Districts, PDDs, TDDs, URAO, and IRO. A number in the column under the "Supplementary Use Standard" of the Use Matrix refers to the Definition and Supplementary Use Standards applicable to each use. More Specifically, contractor storage yard. Uses identified with a "D" or exceeding the thresholds of Table 4.A.9.A, Thresholds for Projects Requiring DRO Approval, are allowed subject to approval by the DRO in accordance with Art. 2.C, Administrative Processes. More specifically, contractor storage yard.
- Code:** Unified Land Development Code - 4.A.7.C  
Unified Land Development Code - 4.A.7.C.2
- Issued:** 06/14/2023 **Status:** CEH

**Agenda No.:** 073

**Complexity Level:** 1

**Status:** Active

**Respondent:** Perez, Saul

**CEO:** Joanna Mirodias

724 Arnold Dr, West Palm Bch, FL 33415-3912

**Situs Address:** 724 Arnold Dr, West Palm Beach, FL

**Case No:** C-2024-02140020

**PCN:** 00-42-44-01-00-000-7210

**Zoned:** RM

**Violations:**

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the window 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:** 03/21/2024 **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/modifications made to the attached storage room 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:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
- Code:** Unified Land Development Code - 6.D.1.A.1.b  
Unified Land Development Code - 6.D.1.A.1.c
- Issued:** 03/21/2024 **Status:** CEH
- 4** **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
- 5** **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.
- Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a
- Issued:** 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, the shed/accessory structure on the north side of the property has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
- Issued:** 03/21/2024 **Status:** CEH

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/21/2024 **Status:** CEH

**Agenda No.:** 074 **Complexity Level:** 1 **Status:** Active  
**Respondent:** San Emeterio, Juan **CEO:** Joanna Mirodias  
8976 W Stella Ave, Glendale, AZ 85305-2431  
**Situs Address:** STATE ROAD 80, FL **Case No:** C-2024-03120009  
**PCN:** 00-35-43-21-00-000-7020 **Zoned:** AP

**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, Buildings, Structures, and Facilities Exempt from the Florida Building Code. 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 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.

More specifically, the structures and the fence have been erected or installed without a permit.

**Code:** Unified Land Development Code - 18.A.4.B  
Unified Land Development Code - 18.A.4.C  
**Issued:** 04/17/2024 **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 fence has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/17/2024 **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, the thatched roof structures with concrete slab, walls and electric have been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/17/2024 **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, the red membrane canopy/accessory structure has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/17/2024 **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, the metal roof enclosed structure has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/17/2024 **Status:** CEH



**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 2024 9:00 AM**

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

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

**Issued:** 04/17/2024 **Status:** CEH

**Agenda No.:** 075 **Complexity Level:** 1 **Status:** Active  
**Respondent:** San Emeterio, Juan **CEO:** Joanna Mirodias  
 8976 W Stella Ave, Glendale, AZ 85305-2431  
**Situs Address:** Corkscrew Blvd, FL **Case No.:** C-2024-04170004  
**PCN:** 00-35-43-28-07-000-0440 **Zoned:** AP

- 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, Buildings, Structures, and Facilities Exempt from the Florida Building Code. 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 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.  
  
 More specifically, the structures and the fence have been erected or installed without a permit.  
**Code:** Unified Land Development Code - 18.A.4.B  
 Unified Land Development Code - 18.A.4.C  
**Issued:** 04/17/2024 **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 fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/17/2024 **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, the metal roof open structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/17/2024 **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, the wood structure (1/2) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/17/2024 **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, the wood structure (2/2) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/17/2024 **Status:** CEH

## CODE COMPLIANCE SPECIAL MAGISTRATE HEARING AGENDA NOVEMBER 06, 2024 9:00 AM

**7 Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 04/17/2024 **Status:** CEH

**Agenda No.:** 076 **Complexity Level:** 1 **Status:** Active  
**Respondent:** SJAM CONSTRUCTION MANAGEMENT L.L.C. **CEO:** Joanna Mirodias  
396 NW 159 St, Miami, FL 33169  
**Situs Address:** 705 Belle Glade Rd, Pahokee, FL **Case No.:** C-2024-06040007  
**PCN:** 00-37-42-20-01-010-0010 **Zoned:** CG

**Violations:** **1 Details:** Each Use Matrix identifies all zoning districts, uses, and approval process, except as indicated otherwise. The Use Matrix indicates the approval process for each Use Type in standard Zoning Districts, PDDs, TDDs, URAO, and IRO. A number in the column under the "Supplementary Use Standard" of the Use Matrix refers to the Definition and Supplementary Use Standards applicable to each use. More Specifically, 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, Contractor Storage Yard.  
**Code:** Unified Land Development Code - 4.A.7.C  
Unified Land Development Code - 4.A.7.C.6  
**Issued:** 06/05/2024 **Status:** CEH

**cc:** Sjam Construction Management L.L.C.

**Agenda No.:** 077 **Complexity Level:** 1 **Status:** Active  
**Respondent:** SJAM CONSTRUCTION MANAGEMENT L.L.C. **CEO:** Joanna Mirodias  
396 NW 159 St, Miami, FL 33169 United States  
**Situs Address:** 721 Belle Glade Rd, Pahokee, FL **Case No.:** C-2024-06050021  
**PCN:** 00-37-42-20-01-009-0090 **Zoned:** CG

**Violations:** **1 Details:** Each Use Matrix identifies all zoning districts, uses, and approval process, except as indicated otherwise. The Use Matrix indicates the approval process for each Use Type in standard Zoning Districts, PDDs, TDDs, URAO, and IRO. A number in the column under the "Supplementary Use Standard" of the Use Matrix refers to the Definition and Supplementary Use Standards applicable to each use. More Specifically, 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, Contractor Storage Yard.  
**Code:** Unified Land Development Code - 4.A.7.C  
Unified Land Development Code - 4.A.7.C.6  
**Issued:** 06/05/2024 **Status:** CEH

**cc:** Sjam Construction Management L.L.C.

**Agenda No.:** 078 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Unknown Personal Representative, Spouse, Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Tammy Cole and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at 12351 Everglades St, Canal Point, FL 33438 and 00-37-41-33-03-016-0100; A James Cole (Beneficiary of the Estate of Tammy Cole) PO BOX 283, Canal Point, FL 33438-0283  
**Situs Address:** 12351 Everglades St, Canal Point, FL **Case No.:** C-2024-02140014  
**PCN:** 00-37-41-33-03-016-0100 **Zoned:** RM

**Violations:** **1 Details:** All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.  
All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.  
More specifically, the fire damage.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (d)  
Palm Beach County Property Maintenance Code - Section 14-33 (f)  
**Issued:** 02/14/2024 **Status:** CEH

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

- 2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 02/14/2024 **Status:** CEH
- 3 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. All glazing materials shall be maintained free from cracks and holes. 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:** Palm Beach County Property Maintenance Code - Section 14-33 (m)  
Palm Beach County Property Maintenance Code - Section 14-33 (m) (1)  
Palm Beach County Property Maintenance Code - Section 14-33 (n)  
**Issued:** 02/14/2024 **Status:** CEH
- 4 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)  
**Issued:** 02/14/2024 **Status:** CEH

**cc:** Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees And All Other Parties Claiming By,

**Agenda No.:** 079 **Complexity Level:** - **Status:** Active  
**Respondent:** Canales, Laura **CEO:** Adam F Moulton  
 5657 Priscilla Ln, Lake Worth, FL 33463-6710  
**Situs Address:** 5657 Priscilla Ln, Lake Worth, FL **Case No:** C-2023-11010006  
**PCN:** 00-42-44-35-06-000-0960 **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 white privacy fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/31/2024 **Status:** CEH

**Agenda No.:** 080 **Complexity Level:** - **Status:** Active  
**Respondent:** FLORIDA GARDENS BAPTIST CHURCH OF LAKE WORTH, FLORIDA, INC. **CEO:** Adam F Moulton  
 111 Barberton Rd, Lake Worth, FL 33467  
**Situs Address:** 7800 Lake Worth Rd, Lake Worth, FL **Case No:** C-2024-04030022  
**PCN:** 00-42-44-28-01-000-0640 **Zoned:** RS

- 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-2007-002728-0000 (pavers) 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, B-2007-002728-0000 does not have a Certificate of Completion.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 07/23/2024 **Status:** CEH



**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 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-1999-038439-0000 (interior alterations) 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, B-1999-038439-0000 does not have a Certificate of Completion.

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

**Issued:** 07/23/2024 **Status:** CLS

cc: Florida Gardens Baptist Church Of Lake Worth, Florida, Inc.

**Agenda No.:** 081 **Complexity Level:** - **Status:** Active  
**Respondent:** SRP SUB LLC INIVATION HOMES COMPLIANCE DEP **CEO:** Adam F Moulton  
 C/O  
 1717 Main St, Ste 2000, Dallas, TX 75201-4657  
**Situs Address:** 5936 Ithaca Cir W, Lake Worth, FL **Case No:** C-2024-06250002  
**PCN:** 00-42-44-34-32-000-1530 **Zoned:** RS

- Violations:**
- 1** **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 06/27/2024 **Status:** CEH
  - 2** **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. More specifically, flooring in bedroom behind garage is in disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-34 (c)  
**Issued:** 06/27/2024 **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, roof repairs and wall repairs have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/27/2024 **Status:** CEH
  - 4** **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, front door and door leading into garage are not weather tight.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m)  
**Issued:** 06/27/2024 **Status:** CEH

cc: Corporation Service Company  
 Srp Sub Llc Inivation Homes Compliance Dept C/O

**Agenda No.:** 082 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Theophile, Ronald; Theophile, Renese **CEO:** Adam F Moulton  
 424 Cheyenne Dr, Lake Worth, FL 33462-2202  
**Situs Address:** 424 Cheyenne Dr, Lake Worth, FL **Case No:** C-2024-01300004  
**PCN:** 00-43-45-06-03-007-0280 **Zoned:** RM

- Violations:**
- 1** **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically, dump truck observed parked at situs.  
**Code:** Unified Land Development Code - 6.A.1.B.2.a  
**Issued:** 07/19/2024 **Status:** CEH

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 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, a paver driveway has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/19/2024 **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 fence has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 07/19/2024 **Status:** CEH

**Agenda No.:** 083                                  **Complexity Level:** 1                                  **Status:** Active  
**Respondent:** TERRACINA HOMEOWNERS' ASSOCIATION, INC.                                  **CEO:** Nick N Navarro  
4000 Hollywood Blvd, Ste 265-S, Hollywood, FL 33021  
**Situs Address:** 6800 Del Verde Blvd, West Palm Beach, FL                                  **Case No.:** C-2024-05080005  
**PCN:** 00-42-43-33-06-018-0020                                  **Zoned:** PUD

**Violations:**

- 1    Details:** Chapter 18 Fire Department Access - 18.2.2.2.2 - Key Switch System Simultaneously Opens All Gates/Traffic Arms.  
The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system.  
In new gated communities, subdivisions, or developments where fire department access is provided through one or more gate(s), that are not manned 24/7/365, a Click2Enter "C2E" system shall be installed as the primary access system for fire rescue entry into the community and a key switch system shall be installed as a secondary access system. These systems shall simultaneously open all gates and/or traffic arms that are in the fire department vehicle access lane. The gates and/or traffic arms shall remain open until restored to the normal position by the fire department. If at any time the primary or secondary access system is not functioning, the gate(s)/traffic arm(s) shall be left in the open position until such time they are repaired.
- >> More specifically, an approved key switch system that will simultaneously open all gates and/or traffic arms that are in the fire department vehicle access lane is required. The gates and/or traffic arms shall remain open until restored to the normal position by the fire department.
- Please contact your Fire Inspector once in compliance or with any questions or concerns.
- Jessica Hance  
Fire Inspector  
561-267-0234  
561 510-1223  
JHance@pbcgov.org
- Code:** National Fire Protection Association 1 2018 - 18.2.2.2  
**Issued:** 05/09/2024 **Status:** CEH
- 2    Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
- >> More specifically, installed a Click2Enter system, but a permit needs to be obtained so it can be tested and confirmed working as designed. At this point in time the Click2Enter is not a valid system until tested through the permitting process. Obtain the proper permit(s) through the Permit Center.
- Permit Customer Service: 561-233-5119  
Permit Apply online: <https://www.pbcgov.org/epzb>  
Permit Assistance: PZB-BLD-PermitAssist@pbcgov.org  
Permit Office: 2300 N. Jog Road - W.P.B, FL 33411  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

**Issued:** 05/09/2024 **Status:** CEH

**cc:** Fire Rescue  
Terracina Homeowners' Association, Inc.  
Terracina Homeowners' Association, Inc.  
Terracina Homeowners' Association, Inc.

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**Agenda No.:** 084 **Complexity Level:** - **Status:** Active  
**Respondent:** Cooper, Joycelyn **CEO:** Steve R Newell  
6849 2nd St, Jupiter, FL 33458-3803  
**Situs Address:** 6849 2nd St, Jupiter, FL **Case No:** C-2024-07120009  
**PCN:** 00-42-41-03-01-000-1960 **Zoned:** RH

- Violations:**
- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, the driveway has been expanded by a brick paver driveway without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/12/2024 **Status:** CEH
  
  - 2 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. Specifically, permit # B-2021-047434 (solid roof with slab and footers has become inactive or expired).  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 07/12/2024 **Status:** CEH
  
  - 3 **Details:** The final inspection shall be made after all work required by the building permit is completed. Specifically, solid roof with slab and footers. Permit B-2021-047434  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 110.3.10  
**Issued:** 07/12/2024 **Status:** CEH
  
  - 4 **Details:** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Specifically, B2021-047434 solid roof with slab and footers.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 111.1  
**Issued:** 07/12/2024 **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.  
Specifically, the brick pavers.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 07/12/2024 **Status:** CEH

**cc:** Code Enforcement

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**Agenda No.:** 085 **Complexity Level:** - **Status:** Active  
**Respondent:** Doyle, Ryan **CEO:** Steve R Newell  
3801 Holiday Rd, Palm Beach Gardens, FL 33410-2237  
**Situs Address:** 3801 Holiday Rd, Palm Beach Gardens, FL **Case No:** C-2024-07160042  
**PCN:** 00-43-41-31-04-028-0050 **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. Specifically a trailer parked in the front yard.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 07/16/2024 **Status:** CEH

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 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. Specifically, a wood privacy fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/16/2024 **Status:** CEH

cc: Code Enforcement

**Agenda No.:** 086 **Complexity Level:** - **Status:** Active  
**Respondent:** Figueroa, Jesus Jr **CEO:** Steve R Newell  
12299 Acapulco Ave, Palm Beach Gardens, FL 33410-2201  
**Situs Address:** 12299 Acapulco Ave, Palm Beach Gardens, FL **Case No:** C-2024-07160021  
**PCN:** 00-43-41-31-04-002-0040 **Zoned:** RM

**Violations:**

**2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, the driveway has been expanded without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/16/2024 **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. Specifically, a wooden deck has been erected or installed in the front yard without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/16/2024 **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. Specifically, a wood fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/16/2024 **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. Specifically the "T" top for the baot.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 07/16/2024 **Status:** CEH

cc: Code Enforcement

**Agenda No.:** 087 **Complexity Level:** - **Status:** Active  
**Respondent:** Hall of Properties, Inc. **CEO:** Steve R Newell  
152 Alcazar St, Royal Palm Beach, FL 33411-1235  
**Situs Address:** 3522 Betty Ann Ct, West Palm Beach, FL **Case No:** C-2024-07120004  
**PCN:** 00-43-42-19-02-001-0020 **Zoned:** RM

**Violations:**

**1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, windows have been installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/16/2024 **Status:** CEH

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 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. Specifically, a brick paver driveway has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/16/2024 **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. Specifically, a wood privacy fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/16/2024 **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. Specifically, a new roof has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/16/2024 **Status:** CEH
- 5     **Details:**** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)  
**Issued:** 07/16/2024 **Status:** CEH

<b>Agenda No.:</b> 088	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Hollihan, Len Robert Jr; Hollihan, Siera 3739 Everglades Rd, Palm Beach Gardens, FL 33410-2316		<b>CEO:</b> Steve R Newell
<b>Situs Address:</b> 3739 Everglades Rd, Palm Beach Gardens, FL	<b>Case No.:</b> C-2024-07170029	
<b>PCN:</b> 00-43-41-31-01-004-0030	<b>Zoned:</b> RM	

<b>Violations:</b>	<p><b>1     <b>Details:</b></b> 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. Specifically, a boat on a trailer.  <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b  <b>Issued:</b> 07/17/2024 <span style="float: right;"><b>Status:</b> CEH</span></p> <p><b>2     <b>Details:</b></b> 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.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (b)  <b>Issued:</b> 07/17/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>
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cc: Code Enforcement

<b>Agenda No.:</b> 089	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Jose R. Vidal and Ana R. Prieto, Life Tenants; and Yanira Cabanas, Remaindermann 18240 Clear Brook Cir, Boca Raton, FL 33498-1945		<b>CEO:</b> Steve R Newell
<b>Situs Address:</b> 18240 Clear Brook Cir, Boca Raton, FL	<b>Case No.:</b> C-2024-02130026	
<b>PCN:</b> 00-41-47-02-06-005-0160	<b>Zoned:</b> RS	

<b>Violations:</b>	<p><b>1     <b>Details:</b></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. Specifically, added an aluminum roof to the screen enclosure without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1  <b>Issued:</b> 02/20/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>
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<b>Agenda No.:</b> 090	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Marinau, Calin Gabriel; Marinau, Ana Maria		<b>CEO:</b> Steve R Newell

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 2024 9:00 AM**

3577 Island Rd, Palm Beach Gardens, FL 33410-2239

**Situs Address:** 3577 Island Rd, Palm Beach Gardens, FL

**Case No:** C-2024-07160048

**PCN:** 00-43-41-31-04-027-0180

**Zoned:** RM

**Violations:**

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a roof accessory structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/17/2024 **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, the driveway has been expanded without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/17/2024 **Status:** CEH

**cc:** Code Enforcement

**Agenda No.:** 091

**Complexity Level:** 1

**Status:** Active

**Respondent:** LOAIZA, CLAUDIA; Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of NELSON PALOMINO and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at 2901 GIULIANO AVE. LAKE WORTH BEACH, FL. 33461, PCN: 00-43-44-20-04-017-01 and Claudia Loaiza:  
2901 Giuliano Ave, Lake Worth Beach, FL 33461-3726

**CEO:** Paul Pickett

**Situs Address:** 2901 Giuliano Ave, Lake Worth, FL

**Case No:** C-2024-03040024

**PCN:** 00-43-44-20-04-017-0090

**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, Addition (right side) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/20/2024 **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, ACCESSORY STRUCTURE (FENCE) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/20/2024 **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, ACCESSORY STRUCTURE (ALUMINIUM ROOFED PORCH) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/20/2024 **Status:** CEH

**cc:** Code Enforcement

**Agenda No.:** 092

**Complexity Level:** 1

**Status:** Active

**Respondent:** Amestoy, Julio R; Matos, Patricia; Matos, Frances C

**CEO:** Debbie N Plaud

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 2024 9:00 AM**

**Situs Address:** 6198 Harbour Greens Dr, Lake Worth, FL 33467-6833      **Type:** Life Safety  
**PCN:** 00-42-45-05-11-000-0100      **Case No:** C-2024-06130010  
**Zoned:** RT

**Violations:**

- 1**    **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
- a. The barrier must be at least four (4) feet high on the outside.
  - b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
  - c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)  
**Issued:** 06/18/2024      **Status:** CEH

**Agenda No.:** 093      **Complexity Level:** 1      **Status:** Active  
**Respondent:** Amestoy, Julio R; Matos, Patricia; Matos, Frances C      **CEO:** Debbie N Plaud  
6198 Harbour Greens Dr, Lake Worth, FL 33467-6833  
**Situs Address:** 6198 Harbour Greens Dr, Lake Worth, FL      **Case No:** C-2024-06140004  
**PCN:** 00-42-45-05-11-000-0100      **Zoned:** RT

**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:** 06/21/2024      **Status:** CEH
- 2**    **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.  
  
Screen enclosure is in disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 06/21/2024      **Status:** CEH

**Agenda No.:** 094      **Complexity Level:** 1      **Status:** Active  
**Respondent:** Emmanuel, Wendy G; Beauplan, Guy      **CEO:** Debbie N Plaud  
5723 Kimberton Way, Lake Worth, FL 33463-6693  
**Situs Address:** 5723 Kimberton Way, Lake Worth, FL      **Case No:** C-2024-07010008  
**PCN:** 00-42-44-34-04-011-0040      **Zoned:** RS

**Violations:**

- 1**    **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
  
More specifically, inoperable vehicle.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 08/05/2024      **Status:** CEH
- 2**    **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a  
**Issued:** 08/05/2024      **Status:** CEH

**Agenda No.:** 095      **Complexity Level:** 1      **Status:** Active  
**Respondent:** Kissin, Shmuel; Kissin, Tema      **CEO:** Debbie N Plaud  
19 Avenue De La Mer, Apt 506, Palm Coast, FL 32137-121  
**Situs Address:** 4965 Le Chalet Blvd, Boynton Beach, FL      **Case No:** C-2024-02120018  
**PCN:** 00-42-45-13-04-001-0020      **Zoned:** CG

**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 6ft concrete fence is in disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 2024 9:00 AM**

	<b>Issued:</b> 07/25/2024	<b>Status:</b> CEH
<b>2</b>	<p><b>Details:</b> The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail.</p> <p>Comply with conditions of approved Site Plan/Petition #1976-003</p> <p>More specifically,</p> <p>Missing required 5ft and 10ft Foundation Landscaping.</p> <p><b>Code:</b> Unified Land Development Code - 2.A.6.B.4</p> <p><b>Issued:</b> 07/25/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>	
<b>3</b>	<p><b>Details:</b> Required trees, palms, pines, shrubs, landscape barrier or ground treatment that become damaged, diseased, removed or are dead shall be immediately replaced, and where specified, are subject to the Tree Removal and Replacement Permit process</p> <p><b>Code:</b> Unified Land Development Code - 7.E.3.B</p> <p><b>Issued:</b> 07/25/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>	
<b>4</b>	<p><b>Details:</b> 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.</p> <p>More specifically, but not limited to, parking lot and curbing are in disrepair.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (b)</p> <p><b>Issued:</b> 07/25/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>	

<b>Agenda No.:</b> 096	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> SWAY 2014-1 BORROWER LLC		<b>CEO:</b> Debbie N Plaud
	1201 Hays, Tallahassee, FL 32301 United States	
<b>Situs Address:</b> 3544 Harlowe Ave, Boynton Beach, FL		<b>Case No.:</b> C-2024-06200017
<b>PCN:</b> 00-43-45-19-03-017-0140		<b>Zoned:</b> RS
<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.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 06/26/2024 <span style="float: right;"><b>Status:</b> CLS</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, an addition on the east side 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> 06/26/2024 <span style="float: right;"><b>Status:</b> CLS</span></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. More specifically, a wood and chain link 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</p> <p><b>Issued:</b> 06/26/2024 <span style="float: right;"><b>Status:</b> CEH</span></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>More specifically, wood and chain link fence are in disrepair.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e)</p> <p><b>Issued:</b> 06/26/2024 <span style="float: right;"><b>Status:</b> CEH</span></p> <p><b>6</b> <b>Details:</b> Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.</p> <p><b>Code:</b> Palm Beach County Codes &amp; Ordinances - Chapter 25-1(c)(1)g.</p> <p><b>Issued:</b> 06/26/2024 <span style="float: right;"><b>Status:</b> CLS</span></p>	





**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

**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, A WHITE WOOD FENCE (LOCATED AGAINST THE NORTH SIDE OF THE SFD) has been erected or installed without a valid building permit. Obtain required building permits for the WHITE WOOD FENCE (LOCATED AGAINST THE NORTH SIDE OF THE SFD) or remove the WHITE WOOD FENCE (LOCATED AGAINST THE NORTH SIDE OF THE SFD).

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/16/2024 **Status:** CEH

**Agenda No.:** 100 **Complexity Level:** - **Status:** Active  
**Respondent:** CURTIN, BRAD **CEO:** Ronald Ramos  
1950 Juno Landing Ln, North Palm Beach, FL 33408-3057  
**Situs Address:** 11760 Ellison Wilson Rd, North Palm Beach, FL **Case No:** C-2024-03210004  
**PCN:** 00-43-42-04-00-000-3760 **Zoned:** RH

**Violations:**

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

>>>MORE SPECIFICALLY, A WOOD FENCE has been erected or installed without a valid building permit. Obtain required building permits for the WOOD FENCE or remove the WOOD FENCE.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/03/2024 **Status:** CEH

**Agenda No.:** 101 **Complexity Level:** - **Status:** Active  
**Respondent:** JUPITER VISTA LLC **CEO:** Ronald Ramos  
503 N Summerlin Ave, Orlando, FL 32803-5311  
**Situs Address:** 16955 Haynie Ln, Jupiter, FL **Case No:** C-2024-06040005  
**PCN:** 00-41-41-11-00-000-3110 **Zoned:** AR

**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, LIGHTS ARE DIRECTED AND ORIENTED TOWARD AN ADJACENT RESIDENCES. 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:** 06/14/2024 **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 FENCE AND GATE have been erected or installed without a valid building permit. Obtain required building permits for the FENCE AND GATE or remove the FENCE AND GATE.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/14/2024 **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, AN IN-GROUND POOL has been erected or installed without a valid building permit. Obtain required building permits for the IN-GROUND POOL or remove the IN-GROUND POOL.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/14/2024 **Status:** CEH







**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

**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-2012-021863-0000 has become inactive or expired. Permit # B-2012-021863-0000 has expired. Obtain a new permit or re-activate permit # B-2012-021863-000

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 04/24/2024 **Status:** CEH

**Agenda No.:** 104 **Complexity Level:** - **Status:** Active  
**Respondent:** 23141RAINBOWROAD, LLC **CEO:** Teresa G Rouse  
6256 SW 20th St, North Lauderdale, FL 33068  
**Situs Address:** 23141 Rainbow Rd, Boca Raton, FL **Case No:** C-2024-04150022  
**PCN:** 00-41-47-25-02-000-3380 **Zoned:** AR

**Violations:**

- 1 Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open storage in rear of property.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 07/16/2024 **Status:** CEH
- 2 Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. More specifically, vegetation, grass and/or weeds are overgrown and not being maintained.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)  
**Issued:** 07/16/2024 **Status:** CEH

**cc:** 23141rainbowroad, Llc  
23141rainbowroad, Llc  
Sunbridge Rental Management, Llc

**Agenda No.:** 105 **Complexity Level:** - **Status:** Active  
**Respondent:** Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Kelly Raper and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at (22877 Dolphin Rd, Boca Raton and 00-41-47-25-02-000-0350). 22877 Dolphin Rd, Boca Raton, FL 33428-5419 **CEO:** Teresa G Rouse  
**Situs Address:** 22877 Dolphin Rd, Boca Raton, FL **Case No:** C-2024-01120008  
**PCN:** 00-41-47-25-02-000-0350 **Zoned:** AR

**Violations:**

- 2 Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Specifically, the driveway is in disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 01/19/2024 **Status:** CEH

**Agenda No.:** 106 **Complexity Level:** - **Status:** Active  
**Respondent:** Coulter, Catherine A **CEO:** Teresa G Rouse  
11393 Whisper Sound Dr, Boca Raton, FL 33428-2405  
**Situs Address:** 11393 Whisper Sound Dr, Boca Raton, FL **Case No:** C-2024-06200012  
**PCN:** 00-41-47-23-12-000-0770 **Zoned:** RE

**Violations:**

- 1 Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, inoperable vehicle is parked in driveway.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 06/27/2024 **Status:** CEH







**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

	<p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 05/13/2024 <b>Status:</b> CEH</p>
4	<p><b>Details:</b> Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. More specifically but not limited to several banner signs observed hanging at the property.</p> <p><b>Code:</b> Unified Land Development Code - 8.C.1 <b>Issued:</b> 05/13/2024 <b>Status:</b> CEH</p>
5	<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, speed tables in front of the El Bodegon Grocery Store 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> 05/13/2024 <b>Status:</b> CEH</p>
6	<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, alterations done to the small building in the parking lot without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 05/13/2024 <b>Status:</b> CEH</p>
7	<p><b>Details:</b> 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 but not limited to a large pot hole observed in the rear north parking lot behind building marked 6128 needs to be repaired.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (b) <b>Issued:</b> 05/13/2024 <b>Status:</b> CEH</p>

cc: Atlantis Plaza Investments Inc

<b>Agenda No.:</b> 114	<b>Complexity Level:</b> 2	<b>Status:</b> Active
<b>Respondent:</b> Keyi Nanm Inc 2994 S Jog Rd, E, Greenacres, FL 33467		<b>CEO:</b> Christina G Stodd
<b>Situs Address:</b> 5479 Fearnley Rd, Lake Worth, FL		<b>Case No:</b> C-2024-01100026
<b>PCN:</b> 00-42-43-27-05-032-1872		<b>Zoned:</b> AR
<b>Violations:</b>	<p>2 <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 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> 01/17/2024 <b>Status:</b> CEH</p>	

cc: Keyi Nanm Inc

<b>Agenda No.:</b> 115	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Loel, Laurence J 10738 58th Rd S, Lake Worth, FL 33449-5432		<b>CEO:</b> Christina G Stodd
<b>Situs Address:</b> 10738 58th Rd S, Lake Worth, FL		<b>Case No:</b> C-2024-02280020
<b>PCN:</b> 00-41-44-36-00-000-7220		<b>Zoned:</b> RE
<b>Violations:</b>	<p>2 <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, framed structure behind 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 <b>Issued:</b> 03/04/2024 <b>Status:</b> CEH</p>	

<b>Agenda No.:</b> 116	<b>Complexity Level:</b> 1	<b>Status:</b> Active
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**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 2024 9:00 AM**

**Respondent:** MCD LANDS LLC **CEO:** Christina G Stodd  
209 SE 5th Ave, Delray Beach, FL 33483  
**Situs Address:** 11420 88th St S, Boynton Beach, FL **Case No:** C-2024-05130016  
**PCN:** 00-41-45-14-00-000-5120 **Zoned:**

- Violations:**
- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, gates without proper permits and approvals from Palm Beach County on property located at 8865 88th St S in Boynton Beach, (PCN# 00-41-45-14-00-000-5120), and blocking 88th St S.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/19/2024 **Status:** CEH

cc: Mcd Lands Llc

**Agenda No.:** 117 **Complexity Level:** 1 **Status:** Active  
**Respondent:** WESTHILL MANAGEMENT LLC **CEO:** Christina G Stodd  
801 US Highway 1, North Palm Beach, FL 33408  
**Situs Address:** 5488 Fearnley Rd, Lake Worth, FL **Case No:** C-2024-04080015  
**PCN:** 00-42-43-27-05-032-1873 **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, shed structure in backyard in northeast corner 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
  - 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, carport has been converted and partially enclosed without a valid building permit.  
**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, metal basketball hoop 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

cc: Westhill Management Llc  
Westhill Management Llc

**Agenda No.:** 118 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Alex's Tile & Stone Inc **CEO:** RI Thomas  
14418 Paddock Dr, Wellington, FL 33414-7816  
**Situs Address:** 4375 Palm Ave, West Palm Beach, FL **Case No:** C-2024-06170003  
**PCN:** 00-42-44-12-09-001-0102 **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. More specifically, a disabled vehicle and openly stored building materials.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 06/25/2024 **Status:** CEH
  - 2** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.





**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 2024 9:00 AM**

**Situs Address:** 1092 Seagull Park Rd S, West Palm Beach, FL      **Case No:** C-2024-05100001  
**PCN:** 00-42-43-30-14-000-0030      **Zoned:** RS

**Violations:** **1**    **Details:** Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:  
1) Hedges shall not exceed four feet in height when located within the required front setback.  
2) Hedges shall not exceed eight feet in height when located on or adjacent to the side, side street, or rear property lines.  
Specifically, hedges exceed four feet in height located within the required front setback.  
**Code:** Unified Land Development Code - 7.D.4.A.1.a  
**Issued:** 05/10/2024      **Status:** CLS

**Agenda No.:** 125      **Complexity Level:** 1      **Status:** Active  
**Respondent:** KRONOS PROPERTY INVESTMENTS LLC      **CEO:** Charles Zahn  
1000 Brickell Ave, Ste 400, Miami, FL 33131

**Situs Address:** 1148 Seagull Park Rd N, West Palm Beach, FL      **Case No:** C-2024-05100007  
**PCN:** 00-42-43-30-14-000-0100      **Zoned:** RS

**Violations:** **1**    **Details:** Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:  
1) Hedges shall not exceed four feet in height when located within the required front setback.  
2) Hedges shall not exceed eight feet in height when located on or adjacent to the side, side street, or rear property lines.  
Specifically, hedges exceed four feet in height in the front setback.  
**Code:** Unified Land Development Code - 7.D.4.A.1.a  
**Issued:** 05/10/2024      **Status:** CEH

**Agenda No.:** 126      **Complexity Level:** -      **Status:** Active  
**Respondent:** Long, Lori Beth      **CEO:** Adam F Moulton  
6780 Eastview Dr, Lake Worth, FL 33462-3912

**Situs Address:** 6780 Eastview Dr, Lake Worth, FL      **Case No:** C-2024-06260018  
**PCN:** 00-43-45-05-01-004-0120      **Zoned:** RS

**Violations:** **1**    **Details:** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, garage addition cannot be used or occupied without a Certificate of Occupancy.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 111.1  
**Issued:** 06/28/2024      **Status:** CEH

**2**    **Details:** For New Construction and Substantial Improvements, including electrical systems, equipment and components, heating, ventilating, air conditioning, plumbing appliances and plumbing fixtures, duct systems, and other service equipment, in Zones AE, AH, and VE, the minimum elevation requirement (for the Lowest Floor or lowest horizontal member, as applicable) shall be at least one foot above the Base Flood Elevation. In areas without a master stormwater drainage system, the minimum elevation requirement shall be the higher of one foot above the Base Flood Elevation or 18 inches above the Lowest Adjacent Road Crown (LARC). Flood-proofing, to a minimum of one foot above the Base Flood Elevation, subject to the limitations of applicable provisions of the Florida Building Code, as may be amended, may be used in flood zones other than Coastal High Hazard Areas.  
  
More specifically, garage addition does not meet the minimum elevation requirements of this code.  
**Code:** Unified Land Development Code - Article 18 – Section 18.B.3.B.1  
**Issued:** 06/28/2024      **Status:** CEH

**3**    **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, boat parked in driveway.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 06/28/2024      **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. More specifically, boat not screened from view.  
**Code:** Unified Land Development Code - 6.D.1.A.1.c  
**Issued:** 06/28/2024      **Status:** CEH

**5**    **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, large black trailer parked in front yard.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b



**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

**Violations:**

- 1 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-1992-021386-0000 (Alterations - Residential) has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 05/10/2024 **Status:** CEH
- 2 **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, certificate of completion required for permit #B-1992-021386-0000 (Alterations - Residential)  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 05/10/2024 **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 shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/10/2024 **Status:** CEH

**Agenda No.:** 131

**Complexity Level:** 1

**Status:** Active

**Respondent:** Larkin Street Homes LLC

**CEO:** Michael L Jordan

1317 California St, Tallahassee, FL 32304 United States

**Situs Address:** 2607 Bahia Rd, West Palm Beach, FL

**Case No.:** C-2024-01080022

**PCN:** 00-43-44-17-01-003-0170

**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, there is no permitted pool barrier on the property.  
  
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:** 01/16/2024 **Status:** CEH
- 1 **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:  
a. The barrier must be at least four (4) feet high on the outside.  
b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.  
c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)  
**Issued:** 04/18/2024 **Status:** CEH

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

- |          |   |
|----------|---|
| <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 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> 01/16/2024 <span style="float: right;"><b>Status:</b> CEH</span>  |
| <b>3</b> | <b>Details:</b> Operating, playing or using any loud speaker, loud speaker system, sound amplifier, radio, television, phonograph, musical instrument, or similar device which generates excessive noise at the property line of inhabited residential land shall be prohibited.<br><b>Code:</b> Unified Land Development Code - 5.E.4.B.1.c.<br><b>Issued:</b> 01/16/2024 <span style="float: right;"><b>Status:</b> CEH</span>  |
| <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, Accessory Structure (FENCE) 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> 04/18/2024 <span style="float: right;"><b>Status:</b> CEH</span> |

cc: Larkin Street Homes Llc

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**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. "**