



CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MAY 15, 2024 9:00 AM

Special Magistrate: Natalie Green-Moore

Agenda No.: 001 Complexity Level: - Status: Active
Respondent: Miami Palms LLC CEO: Jen L Batchelor
484 Tilford V, Deerfield Beach, FL 33442-2147
Situs Address: 13572 40th Ln N, West Palm Beach, FL 33411 Case No: C-2022-08080015
PCN: 00-41-43-09-00-000-7410 Zoned: AR

Violations:

- 1 Details: No person may maintain, use or establish any direct or indirect physical connection to the stormwater system that results in any discharge in violation of this article. This prohibition is retroactive and applies to connections made in the past, regardless of whether made under a permit, or other authorization, or whether permissible under laws or practices applicable or prevailing at the time the connection was made. More specifically, a pump connected to a garden hose inserted in the subject structure plumbing drain riser pipe that terminated in the stormwater drainage swale located along 40th Street North. Code: Palm Beach County Codes & Ordinances - Chapter 27 Article 7 section 136(b) Palm Beach County Codes & Ordinances - Ordinance 2004-050 Sec. 6.02 Issued: 08/19/2022 Status: CLS
2 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a large pole barn to the southwest of the property has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 08/19/2022 Status: CLS
3 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to, inoperable vehicles, tarps, buckets, pallets, garbage bags and debris, broken wooden doors, metal railings/fencing debris, and the like throughout the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 08/19/2022 Status: MCEH
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. More specifically, but not limited to, numerous unlicensed vehicles on the property. Code: Unified Land Development Code - 6.D.1.A.4.a.2.a Issued: 08/19/2022 Status: MCEH
6 Details: One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically, semi trucks and trailers being kept on the property. Code: Unified Land Development Code - 6.A.1.B.2.a Issued: 08/19/2022 Status: MCEH
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 chicken coop in the southwest area of the property has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 08/19/2022 Status: CLS

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- 8** **Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, excavation and fill work of two ponds on the property.
- Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, excavation and fill work of two ponds on the property has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
PBC Amendments to FBC 7th Edition (2020) - 110.9
- Issued:** 08/19/2022 **Status:** CLS
- 9** **Details:** Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. All electrical equipment, wiring and appliances shall be property installed and maintained in a safe and approved manner.
- More specifically, the following items were noted during electrical inspection:
- Wire undersized from structure (dwelling) with meter and disconnect to adjacent structures (detached garage) disconnect NEC 310.15  
Separate grounds and neutrals after first means of disconnect NEC 250.24  
NM cable installed outside and exposed in multiple locations NEC 334.12  
Raceways must be continuous NEC 300.12  
Dead fronts required on panels NEC 408.38  
Knockout seals required NEC 110.12  
Plumbing pipe used as electrical conduit NEC 110.3  
Free aired wire must be in complete raceways NEC 300.3(A)  
Wires double landed on lugs NEC 110.14(A)
- Code:** Palm Beach County Property Maintenance Code - Section 14-46 (c ) (3)  
Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)
- Issued:** 08/19/2022 **Status:** CLS
- 10** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a driveway to the south side of the property connecting to 40th Street S. has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
- Issued:** 08/19/2022 **Status:** CLS

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- 11 Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2014-021939-0000, Accessory Dwelling, has become inactive or expired.
- 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, for permit #B-2014-021939-0000, Accessory Dwelling.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
PBC Amendments to FBC 7th Edition (2020) - 111.1
- Issued:** 08/19/2022 **Status:** CLS
- 12 Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2014-022112-0000, Alterations Residential, has become inactive or expired.
- 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, for inactive permit #B-2014-022112-0000, Alterations Residential.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
PBC Amendments to FBC 7th Edition (2020) - 111.1
- Issued:** 08/19/2022 **Status:** CLS
- 13 Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2014-026803-0000, HVAC, has become inactive or expired.
- 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, for inactive permit #B-2014-026803-0000, HVAC.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
PBC Amendments to FBC 7th Edition (2020) - 111.1
- Issued:** 08/19/2022 **Status:** CLS
- 14 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an addition to the south side of the detached garage has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
- Issued:** 08/19/2022 **Status:** CLS

cc: Miami Palms Llc

<b>Agenda No.:</b> 002	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Arcos, Erika 22825 SW 54th Way, Boca Raton, FL 33433-6253		<b>CEO:</b> Steve G Bisch
<b>Situs Address:</b> 22825 SW 54th Way, Boca Raton, FL 33433		<b>Case No.:</b> C-2022-10210020
<b>PCN:</b> 00-42-47-29-03-036-0220		<b>Zoned:</b> RM

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**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, fencing and one or more gates have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 11/01/2022 **Status:** MCEH
  
- 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a structure has been erected or installed in the rear and side setback in the southwest corner of the property without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 11/01/2022 **Status:** MCEH
  
- 4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, roof addition has been added on the northwest corner of the dwelling without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 11/01/2022 **Status:** MCEH

**Agenda No.:** 003 **Complexity Level:** 3 **Status:** Active  
**Respondent:** FLORIDA POWER & LIGHT CO **CEO:** Steve G Bisch  
700 Universe Blvd, Juno Beach, FL 33408-2683  
**Situs Address:** 15200 105th Dr S, Delray Beach, FL 33446 **Case No:** C-2021-01050015  
**PCN:** 00-42-43-27-05-067-0112 **Zoned:** AGR

**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.  
  
Only uses identified with a "P" are allowed in the zoning district, subject to the Supplementary Use Standards and the other applicable requirements of this Code.  
  
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, Operating a Landscape Service (in conjunction with a Wholesale Nursery) in the AGR Zoning District without required DRO Approval.  
**Code:** Unified Land Development Code - 4.A.7.C  
Unified Land Development Code - 4.A.7.C.2  
Unified Land Development Code - 4.B.2.A Commercial Use Matrix Table  
**Issued:** 01/12/2021 **Status:** MCEH

**Agenda No.:** 004 **Complexity Level:** - **Status:** Active  
**Respondent:** Mango Holding LLC **CEO:** Steve G Bisch  
9 E Lockerman St, Ste 202, Dover, DE 19901  
**Situs Address:** 10492 Sandalfoot Blvd, Boca Raton, FL 33428 **Case No:** C-2021-05050025  
**PCN:** 00-41-47-25-02-000-1320 **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, Wooden privacy fencing has been erected or installed without a valid building permit. There is a fence permit at this location B-1997-011829-0000. This permit is for 4 foot chain link fence.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/10/2021 **Status:** MCEH

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**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 # E-2020-020115-0000 has become inactive or expired.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 05/10/2021 **Status:** MCEH

cc: Mango Holding Llc

**Agenda No.:** 005 **Complexity Level: -** **Status:** Active  
**Respondent:** RANDOLPH, ALEX **CEO:** Frank A Davis  
1370 S Military Trl, West Palm Beach, FL 33415-4687  
**Situs Address:** 4453 Edward Rd, West Palm Beach, FL 33406 **Case No:** C-2020-12280044  
**PCN:** 00-42-44-12-06-000-0013 **Zoned:** UI

**Violations:**

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

**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 12/28/2020 **Status:** MCEH

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

**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 12/28/2020 **Status:** MCEH

cc: Bruce W. Parrish, Jr. P.A.  
Randolph, Alex

**Agenda No.:** 006 **Complexity Level: 1** **Status:** Active  
**Respondent:** Dirk De Roock and Joan D. De Roock, as Co-Trustees of **CEO:** Jose Feliciano  
The De Roock Living Trust, December 6, 1996  
18231 S 2nd St, Fountain Valley, CA 92708-4420  
**Situs Address:** 4821 Vermont Ave, Lake Worth, FL 33461 **Case No:** C-2021-09270007  
**PCN:** 00-42-44-25-00-000-5340 **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, wooden fence has been in has been erected or installed without a valid building permit throughout property perimeter.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/29/2021 **Status:** MCEH

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/29/2021 **Status:** MCEH

**Agenda No.:** 007 **Complexity Level: -** **Status:** Active  
**Respondent:** American German Club Inc. **CEO:** Caroline Foulke  
5111 Lantana Rd, Lake Worth, FL 33463-6808

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**Situs Address:** 5111 Lantana Rd, Lake Worth, FL 33463  
**PCN:** 00-42-44-35-00-000-5040

**Case No:** C-2014-06190011  
**Zoned:** AR

**Violations:**

- 1 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. More specifically permit # B 84-007243 is expired.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1  
**Issued:** 02/18/2015 **Status:** MCEH
- 2 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. More specifically permit # B 84-007245 is expired.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1  
**Issued:** 02/18/2015 **Status:** CLS
- 3 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. More specifically permit # B 1989-019080 is expired.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1  
**Issued:** 02/18/2015 **Status:** MCEH
- 4 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. More specifically permit # B 1991-018786 is expired.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1  
**Issued:** 02/18/2015 **Status:** MCEH
- 5 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. More specifically permit # B 1991-023346 is expired.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1  
**Issued:** 02/18/2015 **Status:** MCEH
- 6 **Details:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. More specifically permit # E 1992-004922 is expired.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.4.1  
**Issued:** 02/18/2015 **Status:** CLS
- 7 **Details:** Erecting/installing a walk in cooler without first obtaining required building permit(s) is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 02/18/2015 **Status:** MCEH
- 8 **Details:** Converting a screen room into an air conditioned room without first obtaining required building permit(s) is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 02/18/2015 **Status:** MCEH
- 9 **Details:** Erecting/installing trash compactor electric without first obtaining required building permit(s) is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 02/18/2015 **Status:** MCEH
- 10 **Details:** Converting a storage building into a commercial kitchen without first obtaining required building permit(s) is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 02/18/2015 **Status:** MCEH
- 11 **Details:** Converting a storage building into an outside bar with a walk in cooler without first obtaining required building permit(s) is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 02/18/2015 **Status:** MCEH
- 12 **Details:** Erecting/installing a gazebo bar without first obtaining required building permit(s) is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 02/18/2015 **Status:** MCEH
- 13 **Details:** Converting a storage building into a store without first obtaining required building permit(s) is prohibited.

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- Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 02/18/2015 **Status:** CLS
- 14** **Details:** Erecting/installing sheds without first obtaining required building permit(s) is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 02/18/2015 **Status:** MCEH
- 15** **Details:** Erecting/installing out buildings without first obtaining required building permit(s) is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 02/18/2015 **Status:** MCEH
- 16** **Details:** Erecting/installing a building with electric under a pavilion without first obtaining required building permit(s) is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 02/18/2015 **Status:** MCEH
- 17** **Details:** Erecting/installing asphalt without first obtaining required building permit(s) is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 02/18/2015 **Status:** MCEH
- 18** **Details:** Erecting/installing outside electric and lights without first obtaining required building permit(s) is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 02/18/2015 **Status:** MCEH
- 19** **Details:** Erecting/installing shipping containers without first obtaining required building permit(s) is prohibited.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  
**Issued:** 02/18/2015 **Status:** MCEH
- 20** **Details:** Required or preserved vegetation that becomes damaged, diseased, removed or is dead shall be immediately replaced with plant material to comply with the approved standards and height requirements of this Article or conditions of approval, whichever is greater.  
**Code:** Unified Land Development Code - 7.E.8  
**Issued:** 02/18/2015 **Status:** MCEH
- 21** **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:** 02/18/2015 **Status:** MCEH
- 22** **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.  
**Code:** Palm Beach County Amendments to the Florida Building Code 2010 Edition - 111.1  
**Issued:** 02/18/2015 **Status:** MCEH
- 23** **Details:** The site plan shall be the controlling plan for conditional uses, requested uses or PDDs listed below. All development site elements including, but not limited to: ingress/egress, density, and intensity in the proposed project shall be consistent with the site plan. All plats shall be consistent with the site plan. In cases of conflict between plans, the most recently approved BCC plan or DRO final site plan, as applicable, shall prevail. [Ord. 2009-040]  
**Code:** Unified Land Development Code - 2.A.1.G.3.e  
**Issued:** 02/18/2015 **Status:** MCEH

cc: American German Club Inc.  
American German Club Inc.

<b>Agenda No.:</b>	008	<b>Complexity Level:</b>	1	<b>Status:</b>	Active
<b>Respondent:</b>	Stroud, Thomas E 4938 Alder Dr, C, West Palm Beach, FL 33417-3207	<b>CEO:</b>	John Gannotti		
<b>Situs Address:</b>	4938 Alder Dr, Unit C, West Palm Beach, FL 33417	<b>Case No.:</b>	C-2022-03090017		
<b>PCN:</b>	00-42-43-13-03-000-1193	<b>Zoned:</b>	RS		
<b>Violations:</b>	<ul style="list-style-type: none"> <li> <p><b>1</b> <b>Details:</b> The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically all windows/doors of residence.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (a)  <b>Issued:</b> 03/10/2022 <span style="float: right;"><b>Status:</b> MCEH</span></p> </li> <li> <p><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 the wood fence in disrepair.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e)  <b>Issued:</b> 03/10/2022 <span style="float: right;"><b>Status:</b> MCEH</span></p> </li> </ul>				

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 15, 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. More specifically the trash/debris, broken glass, metal sliding door frames, door and window storm shutters across the exterior of the residence property.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 03/10/2022 **Status:** MCEH

cc: Martin, Myrilan

**Agenda No.:** 009 **Complexity Level:** 1 **Status:** Active  
**Respondent:** CYPRESS LAKES PRESERVE HOA INC **CEO:** Dennis A Hamburger  
301 Yamato Rd, Ste 2199, Boca Raton, FL 33431  
**Situs Address:** 10052 Cypress Lakes Preserve Dr, Lake Worth, FL 33449 **Case No:** C-2021-03220087  
**PCN:** 00-41-44-36-06-002-0000 **Zoned:** MUPD

**Violations:**

**1** **Details:** All pruning shall comply with the most recent published version of the American National Standards Institute, ANSI A300 provisions related to tree, shrub, and other woody plant maintenance, as amended. The crown of a tree required by this Code or Condition of Approval shall not be reduced below the minimum spread or height requirements of Art. 7.D.2.A, Trees, or specific Conditions of Approval. A tree which is pruned in excess of these requirements shall be replaced with a tree that meets the minimum requirements of Art. 7.D.2.A, Trees, and Table 7.E.3.C, Vegetation Credit and Replacement. [Ord. 2014-025] [Ord. 2020-001]  
**Code:**  
**Issued:** 07/05/2021 **Status:** MOD

**2** **Details:** The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail. More specifically, thirteen ( 13) trees have been removed.  
**Code:** Unified Land Development Code - 2.A.6.B.4  
**Issued:** 07/05/2021 **Status:** MOD

cc: The Continental Group Inc

**Agenda No.:** 010 **Complexity Level:** - **Status:** Active  
**Respondent:** Draizin, Scott D; Draizin, Kimberly A **CEO:** Dwayne E Johnson  
3101 Karen Dr, Delray Beach, FL 33483-6203  
**Situs Address:** 3101 Karen Dr, Delray Beach, FL 33483 **Case No:** C-2021-01050016  
**PCN:** 00-43-46-04-18-000-0331 **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, new windows and doors have been installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/05/2021 **Status:** MOD

**Agenda No.:** 011 **Complexity Level:** - **Status:** Active  
**Respondent:** Kremser, Thomas; Kremser, Victoria **CEO:** Dwayne E Johnson  
144 Weedwhacker Way, Cullowhee, NC 28723-6764  
**Situs Address:** 4641 Barrett St, Delray Beach, FL 33445 **Case No:** C-2021-12140002  
**PCN:** 00-42-46-13-06-002-0190 **Zoned:** RS

**Violations:**

**2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 12/14/2021 **Status:** CLS



**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
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**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, the wood fence permit # B-2020-006639-0000 has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 12/14/2021 **Status:** MCEH

**Agenda No.:** 012 **Complexity Level:** 3 **Status:** Active  
**Respondent:** DKM LAND COMPANY, LLC, a Florida Limited Liability Company **CEO:** Ozmer M Kosal  
340 Royal Poinciana Way, Ste 321, Palm Beach, FL 33480  
**Situs Address:** 12668 150th Ct N, Jupiter, FL 33478 **Case No.:** C-2022-10040030  
**PCN:** 00-41-41-15-00-000-7560 **Zoned:** AR

**Violations:**

**1 Details:** There are five processes to obtain a zoning approval for a use, as follows: Permitted by Right, Special Permit, DRO, Class B Conditional Use, or Class A Conditional Use. Each Use Matrix identifies all zoning districts, uses, and approval process.

Uses identified with an "A" are allowed in the zoning districts with a recommendation by the Zoning Commission, and approved by the BCC in accordance with Article 2.B, Public Hearing Process. More specifically, deficiency in requirements to provisions subject to a Class A Conditional Use review and approval process to limited pet boarding.

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, the use of the property for limited pet boarding.

Uses identified in Use Matrix 4.B.11 with a "D" are allowed in the zoning districts with an approval by the Development Review Officer (DRO) subject to the Zoning Agency Review process. Temporary uses are not permanent in nature; not intended to be permanently fixed at a location; and are typically approved for a defined period of time. More specifically, the use of the property for limited pet boarding.

**Code:** Unified Land Development Code - 4.A.7.C  
Unified Land Development Code - 4.A.7.C.5  
**Issued:** 10/07/2022 **Status:** MCEH

**cc:** Dkm Land Company, Llc, A Florida Limited Liability Company  
Dkm Land Company. Llc, A Florida Limited Liability Company

**Agenda No.:** 013 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Nguyen, Jason **CEO:** Timothy M Madu  
9344 Nickels Blvd, Boynton Beach, FL 33436-3147  
**Situs Address:** 9344 Nickels Blvd, Boynton Beach, FL 33436 **Case No.:** C-2021-12170012  
**PCN:** 00-43-45-19-03-012-0050 **Zoned:** RS

**Violations:**

**1 Details:** Domesticated livestock shall be allowed accessory to a single family residential use subject to the following standards:  
Shall only be located in the Rural and Exurban Tiers and when not within a PUD.

More specifically: Domesticated livestock (Chickens/Roosters) shall be allowed only when accessory to a single family dwelling that is located within the Rural and Exurban Tiers. The above-cited parcel is not within the Rural or Exurban Tier.

**Code:** Unified Land Development Code - 5.B.1.A.21.a  
**Issued:** 12/17/2021 **Status:** SIT

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

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/17/2021 **Status:** CLS

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

More specifically, the Shed located in the back yard has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/17/2021 **Status:** SIT

**Agenda No.:** 014 **Complexity Level:** - **Status:** Active  
**Respondent:** ALVES, WALYSSON F; ALVES, NATALI F **CEO:** Nedssa Miranda  
4814 Arthur St, Palm Beach Gardens, FL 33418  
**Situs Address:** 4814 Arthur St, Palm Beach Gardens, FL 33418 **Case No:** C-2022-08220029  
**PCN:** 00-42-42-13-09-001-0292 **Zoned:** RM

**Violations:**

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

Obtain required building permits for the fence (wood) or remove the fence (wood).

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/23/2022 **Status:** MCEH

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

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/23/2022 **Status:** CLS

**Agenda No.:** 015 **Complexity Level:** - **Status:** Active  
**Respondent:** BACCARI, NICHOLAS **CEO:** Nedssa Miranda  
4713 Arthur St, Palm Beach Gardens, FL 33418-5737  
**Situs Address:** 4713 Arthur St, Palm Beach Gardens, FL 33418 **Case No:** C-2021-03260069  
**PCN:** 00-42-42-13-09-001-0142 **Zoned:** RM

**Violations:**

**1 Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.

**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 04/01/2021 **Status:** MCEH

**2 Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, Inactive fence permit # B-2018-024180-0000 has become inactive or expired.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 04/01/2021 **Status:** MCEH

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

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

**Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.  
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.  
**Issued:** 04/01/2021 **Status:** MCEH

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
MAY 15, 2024 9:00 AM**

cc: Baccari, Anthony  
Baccari, Anthony

<b>Agenda No.:</b> 016	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> BACCARI, NICHOLAS 4713 Arthur St, Palm Beach Gardens, FL 33418-5737		<b>CEO:</b> Nedssa Miranda
<b>Situs Address:</b> 4713 Arthur St, Palm Beach Gardens, FL 33418		<b>Case No:</b> C-2021-11150013
<b>PCN:</b> 00-42-42-13-09-001-0142		<b>Zoned:</b> RM

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <p><b>Details:</b> 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, including but not limited to all unlicensed vehicles on the property.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.a<br/><b>Issued:</b> 11/16/2021 <span style="float: right;"><b>Status:</b> MCEH</span></p>  |
| <b>2</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. More specifically, remove vehicles obstructing sidewalk access.</p> <p>Maintain all sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas in a proper state of repair and free from hazardous conditions. More specifically, remove vehicles obstructing sidewalk access.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (b)<br/><b>Issued:</b> 11/16/2021 <span style="float: right;"><b>Status:</b> MCEH</span></p>  |
| <b>3</b> | <p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, including but not limited to Chevrolet truck with flat tire.</p> <p>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 Chevrolet truck with flat tire.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)<br/><b>Issued:</b> 11/16/2021 <span style="float: right;"><b>Status:</b> MCEH</span></p> |

cc: Baccari, Anthony

<b>Agenda No.:</b> 017	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> GREENE, TIFFANI ANGELLE 8602 Crater Ter, Lake Park, FL 33403-1677		<b>CEO:</b> Nedssa Miranda
<b>Situs Address:</b> 8602 Crater Ter, West Palm Beach, FL 33403		<b>Case No:</b> C-2022-04250032
<b>PCN:</b> 00-43-42-19-04-000-0821		<b>Zoned:</b> RM

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <p><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.</p> <p>Remove trailer from the front setback or other area between the structure and street. Park trailer in the side or rear yard.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b<br/><b>Issued:</b> 04/27/2022 <span style="float: right;"><b>Status:</b> CLS</span></p> |
| <b>2</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.</p> <p>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.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.c<br/><b>Issued:</b> 04/27/2022 <span style="float: right;"><b>Status:</b> CLS</span></p>                 |

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- 3 Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
- Please park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to a vehicle truck parked on the grass. Parking on the grass is prohibited at all time. Please relocate the vehicle to a paved surface and refrain from parking on the lawn.
- Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b  
**Issued:** 04/27/2022 **Status:** CLS
- 4 Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, open storage including but not limited to buckets, fish equipment's, cooler, carpet, containers, sheets.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 04/27/2022 **Status:** MCEH

**Agenda No.:** 018 **Complexity Level:** - **Status:** Active  
**Respondent:** ROC, ERMITE G **CEO:** Nedssa Miranda  
5363 Marcia Pl, West Palm Beach, FL 33407-1664  
**Situs Address:** 5363 Marcia Pl, West Palm Beach, FL 33407 **Case No:** C-2022-07070013  
**PCN:** 00-42-43-02-01-006-0240 **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.
- Remove all unlicensed/unregistered vehicles or obtain licenses/registrations for such vehicles. One vehicle which is unregistered or unlicensed may be kept on site provided the vehicle is operable and completely screened from view from adjacent roads and lots.
- Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a  
**Issued:** 07/11/2022 **Status:** CLS
- 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.
- Maintain all sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas in a proper state of repair and free from hazardous conditions. More specifically, Remove any vehicles that are restricting access to the sidewalk. Do not obstruct the pedestrian's right-of-way.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 07/11/2022 **Status:** CLS
- 3 Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
- Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.
- Store garbage containers so that they are screened from view from streets or public right-of-way. More specifically, included but not limited to garbage containers (trashcan) need to be removed from the public right-of-way: swale, public view, sidewalks, and streets after pickup no later than the same day collection is scheduled to occur.
- Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.  
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.  
**Issued:** 07/11/2022 **Status:** CLS
- 4 Details:** One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.
- Post the numerical address on the premises.

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- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (c)  
**Issued:** 07/11/2022 **Status:** CLS
- 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, including but not limited to all items storage on public view.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 07/11/2022 **Status:** MCEH
- 6** **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:** 07/11/2022 **Status:** CLS
- 7** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, driveway has been erected or installed without a valid building permit.
- Obtain required building permits for the driveway or remove the driveway.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/11/2022 **Status:** MCEH
- 8** **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
- Maintain all sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas in a proper state of repair and free from hazardous conditions. More specifically, the driveway contains crack and potholes and is in a state of disrepair. Please resealed and or repaved the driveway area (permit may require).
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 07/11/2022 **Status:** CLS
- 9** **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.  
Every habitable space shall have at least one (1) openable window that can be easily opened. The total openable area of the window in every room shall be equal to at least forty-five (45) percent of the minimum glazed area required in subsection 14-42(a). More specifically, please remove the board up from the windows if the house is not vacant.
- Supply or maintain at least one easily openable window in every habitable space. More specifically, please remove the board up from the windows if the house is not vacant.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)  
Palm Beach County Property Maintenance Code - Section 14-43 (a)  
**Issued:** 07/11/2022 **Status:** CLS

**Agenda No.:** 019 **Complexity Level:** - **Status:** Active  
**Respondent:** Ortiz, Candice; Ortiz, Jamie L **CEO:** Steve R Newell  
9211 Edgemont Ln, Boca Raton, FL 33434-5522  
**Situs Address:** 9211 Edgemont Ln, Boca Raton, FL 33434 **Case No:** C-2019-11150016  
**PCN:** 00-42-47-07-15-030-0560 **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, wood structure on side yard has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 11/15/2019 **Status:** MCEH

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
MAY 15, 2024 9:00 AM**

**Agenda No.:** 020 **Complexity Level:** - **Status:** Active  
**Respondent:** Shelest, Art **CEO:** Steve R Newell  
PO Box 8441, Pompano Beach, FL 33075  
**Situs Address:** 11835 Leeward Pl, Boca Raton, FL 33428 **Case No.:** C-2021-06280017  
**PCN:** 00-41-47-36-02-000-3760 **Zoned:** AR

- Violations:**
- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 06/28/2021 **Status:** MOD
  - 2 **Details:** Uncultivated vegetation when 1) greater than 18 inches in height located on vacant lots, or 2) greater than 7 inches in height when located on developed residential or developed non-residential lots shall be considered a nuisance.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)  
**Issued:** 06/28/2021 **Status:** CLS
  - 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/28/2021 **Status:** MOD

**Agenda No.:** 021 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Skowronek, Stephanie; Skowronek, Barbara P; Barnes,  
Lillian S **CEO:** Debbie N Plaud  
PO BOX 2454, West Palm Beach, FL 33402-2454  
**Situs Address:** 1229 Alto Rd, Lake Worth, FL **Case No.:** C-2023-01310016  
**PCN:** 00-43-45-09-09-000-3110 **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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 03/08/2023 **Status:** MCEH
  - 2 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots one-half acre or less: 18 inches on the entire lot.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)  
**Issued:** 03/08/2023 **Status:** MCEH

**cc:** Skowronek, Barbara P

**Agenda No.:** 022 **Complexity Level:** 2 **Status:** Active  
**Respondent:** Kreczmer, Jerome D Jr; Kreczmer, Patricia B **CEO:** Debbie N Plaud  
5484 2nd Rd, Lake Worth, FL 33467-5622  
**Situs Address:** 5484 2nd Rd, Lake Worth, FL 33467 **Case No.:** C-2020-12090007  
**PCN:** 00-42-43-27-05-032-1690 **Zoned:** AR

- Violations:**
- 1 **Details:** One business related vehicle per dwelling unit not over one ton rated capacity may be parked at the home, provided the vehicle is registered to a resident of the dwelling, commercial vehicles are prohibited.  
  
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 - 4.B.1.E.10.n  
Unified Land Development Code - 6.A.1.B.2.a  
**Issued:** 12/22/2020 **Status:** CLS

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 15, 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 fence with metal gate has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 12/22/2020 **Status:** MCEH
- 3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, accessory structures (sheds) have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 12/22/2020 **Status:** MCEH
- 4** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, accessory structure (Quonset hut) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 12/22/2020 **Status:** MCEH

cc: Kreczmer, Jerome D Jr  
Kreczmer, Patricia B

**Agenda No.:** 023 **Complexity Level:** - **Status:** Active  
**Respondent:** Luckx, Venice E **CEO:** Patrick L Prentice  
8854 SW 11th St, Boca Raton, FL 33433-6226  
**Situs Address:** 8854 SW 11th St, Boca Raton, FL 33433 **Case No:** C-2022-04110056  
**PCN:** 00-42-47-29-03-036-0180 **Zoned:** RM

**Violations:**

- 8** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the large shed located in the backyard has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/13/2022 **Status:** MCEH
- 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 six foot wood privacy fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/13/2022 **Status:** MCEH
- 10** **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:** 04/13/2022 **Status:** MCEH

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 15, 2024 9:00 AM**

- 11 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 extension to the driveway has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/13/2022 **Status:** MCEH
- 12 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a concrete walkway leading to the east 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:** 04/13/2022 **Status:** MCEH

**Agenda No.:** 024 **Complexity Level:** - **Status:** Active  
**Respondent:** Alvarez, Lesdier Lugones **CEO:** Omar J Sheppard  
835 Caroline Ave, West Palm Beach, FL 33413-1213  
**Situs Address:** 835 Caroline Ave, West Palm Beach, FL 33413 **Case No:** C-2022-10190028  
**PCN:** 00-42-43-35-09-012-0160 **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:** 10/27/2022 **Status:** CLS
- 2 Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b  
**Issued:** 10/27/2022 **Status:** CLS
- 3 Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 10/27/2022 **Status:** CLS
- 4 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, A SHED has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/27/2022 **Status:** MCEH
- 5 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, A SECOND DRIVEWAY has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/27/2022 **Status:** MCEH

**Agenda No.:** 025 **Complexity Level:** - **Status:** Active  
**Respondent:** ALBA BROS CARPENTRY INC **CEO:** David T Snell  
941 McIntosh St, West Palm Beach, FL 33405  
**Situs Address:** 882 Peebles Dr, West Palm Beach, FL 33415 **Case No:** C-2021-04140022  
**PCN:** 00-42-44-01-00-000-7050 **Zoned:** RM



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
MAY 15, 2024 9:00 AM**

**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: The premises is utilized to park two (2) boats in the front setback which is a violation of this Section.

**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 04/14/2021 **Status:** MOD
  
- 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 large aluminum structure has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/14/2021 **Status:** MOD
  
- 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.

Specifically: The premises is utilized to openly store a variety of scrap metal items and other unidentified trash and debris which is a violation of this Section.

**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 04/14/2021 **Status:** MOD
  
- 5     Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.

Specifically: Permit # B-2004-002441-0000 B04002081 Reroofing - SFD/Duplex B04002081 Reroofing - SFD/Duplex B04002081 (Reroofing - SFD/Duplex) has become inactive or expired.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 04/14/2021 **Status:** MOD

cc: Alba Bros Carpentry Inc

<b>Agenda No.:</b> 026	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Campaniono, Aime D 4377 Mars Ave, West Palm Beach, FL 33406-4002	<b>CEO:</b> David T Snell	
<b>Situs Address:</b> 4377 Mars Ave, West Palm Beach, FL 33406	<b>Case No.:</b> C-2019-06030011	
<b>PCN:</b> 00-42-44-01-05-000-0110	<b>Zoned:</b> RM	
<b>Violations:</b>	<ul style="list-style-type: none"> <li> <p><b>1     Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p style="padding-left: 40px;">More specifically An Awning has been erected or installed without a valid building permit.</p> <p style="padding-left: 40px;"><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1 <b>Issued:</b> 06/28/2019 <span style="float: right;"><b>Status:</b> MCEH</span></p> </li>   <li> <p><b>2     Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p style="padding-left: 40px;">More specifically: A Driveway Expansion has been erected or installed without a valid building permit.</p> <p style="padding-left: 40px;"><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1 <b>Issued:</b> 06/28/2019 <span style="float: right;"><b>Status:</b> MCEH</span></p> </li> </ul>	



**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 15, 2024 9:00 AM**

**2**     **Details:** Each Use Matrix identifies all zoning districts, uses, and approval process, except as indicated otherwise. The Use Matrix indicates the approval process for each Use Type in standard Zoning Districts, PDDs, TDDs, URAO, and IRO. A number in the column under the "Supplementary Use Standard" of the Use Matrix refers to the Definition and Supplementary Use Standards applicable to each use. Uses identified with an "A" are allowed in the zoning districts with a recommendation by the Zoning Commission, and approved by the BCC in accordance with Art. 2.B, Public Hearing Processes. More specifically, using property for a Landscape Service(s) in a Agricultural Residential Zoning District without the proper approvals is prohibited.

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

**Issued:** 02/10/2022

**Status:** MCEH

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

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any Development activity within the scope of this Article, including Buildings, Structures and facilities exempt from the Florida Building Code, as listed in Art. 18.A.4.C, which is wholly within or partially within any Special Flood Hazard Area shall first make application to the Floodplain Administrator and the Building Official, if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this Article has been satisfied.

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

Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article: Nonresidential farm Buildings on farms, as provided in section 604.50, F.S.

More specifically, manufactured building, being used as an office and storage, has been erected or installed without a valid building permit or an agricultural flood plain review/non-residential farm building approval.

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

              Unified Land Development Code - 18.A.4.A & 18.A.4.B & 18.A.4.C.2

**Issued:** 02/10/2022

**Status:** MCEH

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 15, 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.

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any Development activity within the scope of this Article, including Buildings, Structures and facilities exempt from the Florida Building Code, as listed in Art. 18.A.4.C, which is wholly within or partially within any Special Flood Hazard Area shall first make application to the Floodplain Administrator and the Building Official, if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this Article has been satisfied.

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

Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article: Nonresidential farm Buildings on farms, as provided in section 604.50, F.S.

More specifically, open roofed structure in rear of property has been erected or installed without a valid building permit or approval.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
 Unified Land Development Code - 18.A.4.A & 18.A.4.B & 18.A.4.C.2  
**Issued:** 02/10/2022 **Status:** MCEH

**5 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, property being used as a Contractor Storage Yard which is a prohibited use in the Agricultural Residential District.

**Code:** Unified Land Development Code - 4.A.7.C  
 Unified Land Development Code - 4.A.7.C.6  
**Issued:** 02/10/2022 **Status:** MCEH

**6 Details:** Uncultivated vegetation when 1) greater than 18 inches in height located on vacant lots, or 2) greater than 7 inches in height when located on developed residential or developed non-residential lots shall be considered a nuisance. Vegetation is overgrown on property and not being maintained.

**Code:** Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)  
**Issued:** 02/10/2022 **Status:** MCEH

**cc:** Dunkay, Miskel & Blackman, Llp  
 Planning & Zoning Consultants  
 Rosa, Frank

**Agenda No.:** 030 **Complexity Level:** - **Status:** Active  
**Respondent:** Kayne, Edward R; Kayne, Mirtha V **CEO:** Steve R Newell  
 4242 Cedar Creek Rd, Boca Raton, FL 33487-2245  
**Situs Address:** 4242 Cedar Creek Rd, Boca Raton, FL 33487 **Case No:** C-2022-06090014  
**PCN:** 00-42-46-36-08-020-0190 **Zoned:** RS

**Violations:**

- 1 Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to landscape material. More specifically, landscaping in the right of way  
**Code:** Palm Beach County Codes & Ordinances - Ordinance 2019-030  
**Issued:** 06/09/2022 **Status:** MCEH
- 2 Details:** Vegetation, whether or not cultivated, that impedes or obstructs adequate view of intersections, traffic signs, railroad crossings or traffic from any street, road, or highway shall be considered a nuisance.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-62 (6)

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
MAY 15, 2024 9:00 AM**

**Issued:** 06/09/2022

**Status:** CEH

**Agenda No.:** 031

**Complexity Level:** -

**Status:** Active

**Respondent:** Puentes, Karen

**CEO:** Christina G Stodd

13130 52nd Ct N, West Palm Beach, FL 33411-8168

**Situs Address:** 13130 52nd Ct N, West Palm Beach, FL 33411

**Case No:** C-2022-03020006

**PCN:** 00-41-43-04-00-000-5830

**Zoned:** AR

**Violations:**

- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 06/13/2022 **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. Specifically but not limited to the truck/bus in the backyard.  
**Code:** Unified Land Development Code - 6.A.1.B.2.a  
**Issued:** 06/13/2022 **Status:** CEH
- 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, wood and wire fence and gates have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/13/2022 **Status:** MCEH
- 4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, horse stall area in backyard to the west has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/13/2022 **Status:** MCEH
- 5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed structure by horse stall has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/13/2022 **Status:** CEH
- 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, roofed structure east side of back yard has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/13/2022 **Status:** CEH
- 7 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. 6 ft privacy fence in backyard to the east needs repair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 06/13/2022 **Status:** CEH
- 8 **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:** 06/13/2022 **Status:** CEH
- 9 **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 ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 15, 2024 9:00 AM**

**Code:** Unified Land Development Code - 6.D.1.A.1.c  
**Issued:** 06/13/2022 **Status:** CEH

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/13/2022 **Status:** MCEH

**Agenda No.:** 032 **Complexity Level:** - **Status:** Active  
**Respondent:** FRITZ PAMPHILE CONSTRUCTION CONSULTANT **CEO:** Brian Burdett  
 INVESTMENTS, LLC.  
 931 Village Blvd, Ste 125, West Palm Beach, FL 33409-193

**Situs Address:** 12397 Tangerine Blvd, West Palm Beach, FL 33412 **Case No:** C-2019-03070013  
**PCN:** 00-41-42-34-00-000-1720 **Zoned:** AR

**Violations:**

**1 Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically: Open storage including but not limited to tires, metal and wood.

**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 03/07/2019 **Status:** MCEH

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

**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 03/07/2019 **Status:** CLS

**3 Details:** A maximum of seven vehicles may be parked outdoors on a lot supporting a single family residential use. More specifically: Exceeding number of allowed vehicles on property.

**Code:** Unified Land Development Code - 6.A.1.D.20.a  
**Issued:** 03/07/2019 **Status:** CLS

**Agenda No.:** 033 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Msf Global Services Llc **CEO:** Dennis A Hamburger  
 5988 Strawberry Lakes Cir, Lake Worth, FL 33463-6508  
 United States

**Situs Address:** 5806 Ithaca Cir E, Lake Worth, FL 33463 **Case No:** C-2021-12070013  
**PCN:** 00-42-44-35-02-000-7190 **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, DRIVEWAY PAVERS has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/07/2021 **Status:** MCEH

**Agenda No.:** 034 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Hernandez, Domingo E; Jimenez, Luciano E **CEO:** David T Snell  
 4421 Palm Ave, West Palm Beach, FL 33406-4824

**Situs Address:** 4421 Palm Ave, West Palm Beach, FL **Case No:** C-2023-01100006  
**PCN:** 00-42-44-12-09-001-0050 **Zoned:** RM

**Violations:**

**1 Details:** Domesticated livestock shall be allowed accessory to a single family residential use subject to the following standards:  
 Shall only be located in the Rural and Exurban Tiers and when not within a PUD.  
 More specifically: Domesticated livestock (i.e., Chickens and Rooters) shall be allowed only when accessory to a single family dwelling that is located within the Rural and Exurban Tiers.  
 The above-cited parcel is not within the Rural or Exurban Tier.

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 15, 2024 9:00 AM**

**Code:** Unified Land Development Code - 5.B.1.A.21.a  
**Issued:** 01/17/2023 **Status:** CLS

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

Specifically: 4ft Fences and gates have been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/17/2023 **Status:** MCEH

**Agenda No.:** 035 **Complexity Level:** - **Status:** Active  
**Respondent:** Frasca, Nicholas F; Frasca, Frank D **CEO:** Brian Burdett  
15399 Tangerine Blvd, Loxahatchee, FL 33470-3455  
**Situs Address:** 15399 Tangerine Blvd, Loxahatchee, FL 33470 **Case No:** C-2022-04250012  
**PCN:** 00-41-42-31-00-000-1108 **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, 4 x 4 wood posts has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/06/2022 **Status:** MCEH

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/06/2022 **Status:** MCEH

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/06/2022 **Status:** MCEH

**Agenda No.:** 036 **Complexity Level:** 1 **Status:** Active  
**Respondent:** SHEFFIELD "B" CONDOMINIUM ASSOCIATION, INC **CEO:** John Gannotti  
29 Sheffield B, West Palm Beach, FL 33417  
**Situs Address:** Sheffield B, West Palm Beach, FL **Case No:** C-2023-02280051  
**PCN:** **Zoned:** RH

**Violations:**

**1** **Details:** Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. More specifically any and all exterior stairway, deck, porch, balcony, railings and all other appurtenances in disrepair.

**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (j)  
**Issued:** 03/01/2023 **Status:** MCEH

**cc:** Egan, Carl  
Sheffield "B" Condominium Association, Inc.

**Agenda No.:** 037 **Complexity Level:** - **Status:** Active  
**Respondent:** MAMAZZA, RYAN; MAMAZZA, GINA **CEO:** Nedssa Miranda  
3739 Bahama Rd, Palm Beach Gardens, FL 33410-2370  
**Situs Address:** 3739 Bahama Rd, Palm Beach Gardens, FL 33410 **Case No:** C-2021-11080051  
**PCN:** 00-43-41-31-01-007-0030 **Zoned:** RM

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
MAY 15, 2024 9:00 AM**

**Violations:**

- |   |   |
|---|---|
| 1 | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed/structure has been erected or installed without a valid building permit.</p> <p 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<br/><b>Issued:</b> 11/09/2021 <b>Status:</b> MCEH</p>  |
| 2 | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence has been erected or installed without a valid building permit.</p> <p align="center">Obtain required building permits for the fence (wood) or remove the fence (wood).</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/><b>Issued:</b> 11/09/2021 <b>Status:</b> MCEH</p>   |
| 3 | <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 align="center">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.<br/><b>Issued:</b> 11/09/2021 <b>Status:</b> MCEH</p> |

<b>Agenda No.:</b> 038	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> VERTUS, ALINSKE J; SIMON, MARILYN 564 Vossler Ave, West Palm Beach, FL 33413-1263		<b>CEO:</b> Omar J Sheppard
<b>Situs Address:</b> 564 Vossler Ave, West Palm Beach, FL 33413		<b>Case No:</b> C-2021-07060036
<b>PCN:</b> 00-42-43-35-08-005-0100		<b>Zoned:</b> RM

**Violations:**

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| 2 | <p><b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2020-013568-0000 FOR SOLAR PHOTOVOLTAIC has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.4.1<br/><b>Issued:</b> 07/08/2021 <b>Status:</b> MCEH</p> |
| 3 | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, BRICK PAVER DRIVEWAY has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/><b>Issued:</b> 07/08/2021 <b>Status:</b> MCEH</p>   |

<b>Agenda No.:</b> 039	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> NAVARRO, ISRAEL; MARTINEZ, MERCEDES 3598 Victoria Dr, West Palm Beach, FL 33406-4976		<b>CEO:</b> Frank A Davis
<b>Situs Address:</b> 3598 Victoria Dr, West Palm Beach, FL 33406		<b>Case No:</b> C-2022-04270015
<b>PCN:</b> 00-43-44-07-16-005-0040		<b>Zoned:</b> RM



**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 15, 2024 9:00 AM**

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Rear Porch Addition 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> 05/03/2022 <b>Status:</b> MCEH</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, Freestanding Covered Porch 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> 05/03/2022 <b>Status:</b> MCEH</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, 6' Wood Fence/ Gate 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> 05/03/2022 <b>Status:</b> CLS</p>         |

cc: Code Enforcement

**ADJOURNMENT:**

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