





**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**NOVEMBER 20, 2024 9:00 AM**

115 N CALHOUN St, Ste 4, Tallahassee, FL 32301

**Situs Address:** 2154 Zip Code Pl, 5, West Palm Beach, FL 33409

**Case No:** C-2019-12060036

**PCN:** 00-42-43-24-11-000-0060

**Zoned:** CG

**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, indoor soccer fields/interior renovation has been erected or installed without a valid building permit.

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

**Issued:** 12/17/2019

**Status:** MCEH

**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, Indoor Soccer Field not approved according to the site plan.

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

**Issued:** 12/17/2019

**Status:** MCEH

**cc:** 2154 Zip Code Property Llc  
Insurance Leaders Inc  
Soccer Depot Llc

**Agenda No.:**

**Complexity Level:** 1

**Status:** Active

**Respondent:** ADILID ROYAL LLC

**CEO:** John Gannotti

2499 Glades Rd, Ste 106B, Boca Raton, FL 33431-7260

**Situs Address:** 2607 Royal Palm Cir, West Palm Beach, FL

**Case No:** C-2024-01120021

**PCN:** 00-43-43-30-00-000-5030

**Zoned:** RH

**Violations:**

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

**Code:** Unified Land Development Code - 6.A.1.B.2.a

**Issued:** 01/12/2024

**Status:** MCEH

**2** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically numerous commercial and passenger vehicles parked on unimproved surface.

**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b

**Issued:** 01/12/2024

**Status:** MCEH

**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 tires, barrels, containers, and asphalt.

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

**Issued:** 01/12/2024

**Status:** MCEH

**cc:** Adilid Royal Llc

**Agenda No.:**

**Complexity Level:** 1

**Status:** Active

**Respondent:** SALISBURY B CONDOMINIUM ASSOCIATION, INC.

**CEO:** John Gannotti

38 Salisbury B, West Palm Beach, FL 33417

**Situs Address:** Salisbury B, West Palm Beach, FL 33417

**Case No:** C-2022-09140006

**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 the stairs, railings, spindles, decks, walkways and involved appurtenances.

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

**Issued:** 09/14/2022

**Status:** MCEH

**cc:** Salisbury B Condominium Association, Inc.









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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.

Specifically: A 6' wooden privacy fence has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/16/2022 **Status:** MCEH

**Agenda No.:** **Complexity Level:** - **Status:** Active  
**Respondent:** Berwick, Marcia; Willer, Eric D; Willer, Hallie **CEO:** Charles Zahn  
 9266 Pinion Dr, Lake Worth, FL 33467-1067

**Situs Address:** 9266 Pinion Dr, Lake Worth, FL 33467 **Case No:** C-2020-09090012  
**PCN:** 00-42-44-19-01-004-0060 **Zoned:** AR

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

B-2015-029266-0000 Accessory Dwelling Inactive  
 B-2014-019927-0000 Door - O.H. Inactive  
 E-2014-014351-0000 Electrical Change Of Service Inactive  
 B-2015-001803-0000 Alterations - Residential Inactive  
 P-2015-029266-0002 P General Plumbing Inactive  
 E-2015-029266-0003 E General Electrical Inactive  
 B-2015-029266-0004 B Roofing (Sub) Inactive  
 E-2015-029266-0005 E Low Voltage (Sub) Inactive  
 M-2015-029266-0006 M General Mechanical Inactive  
 E-2015-001803-0001 E General Electrical Inactive  
 M-2015-001803-0002 M General Mechanical Inactive

The final inspection shall be made after all work required by the building permit is completed. Specifically, no final inspection.  
 No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Specifically, no certificate of complication or certificate of occupancy.

**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
 PBC Amendments to FBC 6th Edition (2017) - 110.3.10  
 PBC Amendments to FBC 6th Edition (2017) - 111.1  
**Issued:** 09/09/2020 **Status:** MCEH

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

**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)  
**Issued:** 09/09/2020 **Status:** MCEH

**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. "**