



**CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JANUARY 19, 2022 9:00 AM**

Special Magistrate: Earl K Mallory

Agenda No.: 001 **Status:** Active
Respondent: Temprano, Antonio A; Pupo, Idalmis C **CEO:** David T Snell
 4740 Holt Rd, West Palm Beach, FL 33415-4722
Situs Address: 4740 Holt Rd, West Palm Beach, FL **Case No:** C-2019-08060031
PCN: 00-42-44-12-04-000-0650 **Zoned:** RM

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

 More specifically: A Shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 08/19/2019 **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: An Enclosure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 08/19/2019 **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: An Addition has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 08/19/2019 **Status:** CLS

Agenda No.: 002 **Status:** Active
Respondent: COLLADO, WILLIAM **CEO:** Paul Pickett
 PO BOX 5562, Lake Worth, FL 33466-5562
Situs Address: 1719 Magnolia Dr, West Palm Beach, FL **Case No:** C-2020-01280038
PCN: 00-42-43-26-04-004-0020 **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: 01/29/2020 **Status:** MCEH

Agenda No.: 003 **Status:** Removed
Respondent: Sanchez, Juana M; Sanchez, Ricardo **CEO:** Omar J Sheppard
 5778 Coconut Rd, West Palm Beach, FL 33413-1831
Situs Address: 5778 Coconut Rd, West Palm Beach, FL **Case No:** C-2021-05280038
PCN: 00-42-43-35-12-018-0080 **Zoned:** RM

- Violations:**
- 1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.

 More specifically, the truck and attached trailer are parked on an unimproved surface.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 06/03/2021 **Status:** CLS

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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, the lower level of the structure renovation / modifications has been erected or installed without a valid building permit. More specifically, but not limited to, the lower level alterations (expansion of the porch area / Florida room, walls being removed or moved from the dog kennel area, changes to the bathroom / shower that was added and all electrical changes) require proper permits. Site plan shall reflect the changes made to the structure
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 06/17/2020 **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, large shed behind the house has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 06/17/2020 **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, wooden framed structure over pool pump and pool heater has been erected or installed on the east side of the property without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 06/17/2020 **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. More specifically, but not limited to, Please remove or properly store the items (Plywood ect) that are leaned up against the back of the shed in the back yard.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/17/2020 **Status:** CLS
- 5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the POOL HEATER has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 06/17/2020 **Status:** CLS

cc: Pbso

Agenda No.: 005

Status: Active

Respondent: Willson, Daniel A
 13171 68th St N, West Palm Beach, FL 33412-1932

CEO: Brian Burdett

Situs Address: 13171 68th St N, West Palm Beach, FL

Case No: C-2011-07080002

PCN: 00-41-42-33-00-000-1830

Zoned: AR

Violations:

- 1 **Details:** Agricultural storage in a shipping container shall only be permitted in conjunction with a bona fide agricultural use.
Code: Unified Land Development Code - 4.B.1.A.7.C
Issued: 07/11/2011 **Status:** SIT
- 2 **Details:** Uses not identified in a district column as permitted by right, by a Special Permit, or as a Conditional Use are not allowed in the District, unless otherwise expressly permitted by this Code. More specifically, Agricultural storage in a shipping container shall only be permitted in conjunction with a bona fide agricultural use.
Code: Unified Land Development Code - 4.A.3.A.7
Issued: 07/11/2011 **Status:** SIT
- 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, ice box, refrigerator, stove, or other appliances, glass, building material, building rubbish, debris, garbage or similar items.

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	Code: Palm Beach County Property Maintenance Code - 305.1	
	Issued: 07/11/2011	Status: MCEH
4	Details: Erecting/installing a canopy tent without first obtaining required building permits is prohibited.	
	Code: PBC Amendments to the FBC 2007 Edition - 105.1	
	Issued: 07/11/2011	Status: MCEH
5	Details: The list of uses in Table 4.A.3.A, Use Matrix, is intended to classify uses on the basis of common functional characteristics and land use compatibility. The storing and keeping of shipping containers is not a permitted use.	
	Code: Unified Land Development Code - 4.A.3.A - Use Matrix Table	
	Issued: 07/11/2011	Status: SIT

Agenda No.: 006	Status: Active
Respondent: Willson, Daniel A 13171 68th St N, West Palm Beach, FL 33412-1932	CEO: Brian Burdett
Situs Address: 13171 68th St N, West Palm Beach, FL	Case No: C-2018-12270007
PCN: 00-41-42-33-00-000-1830	Zoned: AR
Violations:	
1	Details: Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. More specifically, maintain overgrowth from encroaching on neighboring properties. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) Issued: 02/07/2019 Status: MCEH
2	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 02/07/2019 Status: MCEH

Agenda No.: 007	Status: Active
Respondent: MI PAIS EXPRESS HOLDINGS INC 3301 Broadway, West Palm Beach, FL 33407-4837	CEO: John Gannotti
Situs Address: 2633 Westgate Ave, West Palm Beach, FL	Case No: C-2020-08270026
PCN: 00-43-43-30-27-001-0020	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, Demolition of structure has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 6th Edition (2017) - 105.1 Issued: 08/27/2020 Status: MCEH

cc: Mi Pais Express Holdings Inc

Agenda No.: 008	Status: Active
Respondent: SB LLC 10515 Versailles Blvd, Wellington, FL 33449	CEO: Dennis A Hamburger
Situs Address: 5755 Ranches Rd, Lake Worth, FL	Case No: C-2019-10240023
PCN: 00-42-45-10-01-008-0042	Zoned: AR

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Violations: 1 **Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, obtain permit for the fill.
Code: PBC Amendments to FBC 6th Edition (2017) - 110.9
Issued: 10/31/2019 **Status:** MCEH

cc: Sb Llc

Agenda No.: 009 **Status:** Active
Respondent: WIDMANN, ARMIN G; WIDMANN, WENDY **CEO:** Nedssa Merise
2184 Carib Cir, Palm Beach Gardens, FL 33410-2074

Situs Address: 2184 Carib Cir, Palm Beach Gardens, FL **Case No.:** C-2020-02100042
PCN: 00-43-41-32-09-000-0630 **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, fence (PVC) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 02/12/2020 **Status:** MCEH

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/12/2020 **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, shed/structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 02/12/2020 **Status:** MCEH

Agenda No.: 010 **Status:** Active
Respondent: Wong, Julian P; Wong, Clara R **CEO:** David T Snell
17353 76th St N, Loxahatchee, FL 33470-2940

Situs Address: 907 Sumter Rd W, West Palm Beach, FL **Case No.:** C-2019-10230025
PCN: 00-42-44-02-14-000-0390 **Zoned:** RM

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

More specifically Addition(s) have/has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

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Issued: 10/28/2019

Status: MCEH

Agenda No.: 011

Status: Active

Respondent: Taylor, Wade; Taylor, Susan L
4900 Mango Blvd, West Palm Beach, FL 33411-9179

CEO: Ray F Leighton

Situs Address: 4900 Mango Blvd, West Palm Beach, FL

Case No: C-2019-07250014

PCN: 00-41-43-11-00-000-1240

Zoned: AR

Violations:

- | | |
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| 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: 08/01/2019 Status: MCEH |
| 2 | Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 08/01/2019 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, wood and wire fences have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 08/01/2019 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. "