



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
MARCH 16, 2022 9:00 AM**

**Special Magistrate:** Thomas H Dougherty

**Agenda No.:** 001 **Status:** Active  
**Respondent:** COON, GAY ELENA; THROSSELL, CRAIG BRUCE **CEO:** Brian Burdett  
 16858 Key Lime Blvd, Loxahatchee, FL 33470-5802  
**Situs Address:** 16858 Key Lime Blvd, Loxahatchee, FL **Case No:** C-2019-07150006  
**PCN:** 00-40-42-25-00-000-7160 **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 included but not limited to bucket loaders, vehicles, vegetations and storage container.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 07/30/2019 **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, (wood, pole, wire, metal and chain-link)/ structure fences have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 07/30/2019 **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, shed/ structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 07/30/2019 **Status:** MCEH

cc: Coon, Gay Elena

**Agenda No.:** 002 **Status:** Active  
**Respondent:** PAGAN, DAVID **CEO:** Brian Burdett  
 12651 68th St N, West Palm Beach, FL 33412-2002  
**Situs Address:** 12651 68th St N, West Palm Beach, FL **Case No:** C-2020-03310014  
**PCN:** 00-41-42-34-00-000-3890 **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, metal and opaque fencing has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 04/02/2020 **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, appendages/ additions to primary structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 04/02/2020 **Status:** CLS



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<b>5</b>	<b>Issued:</b> 06/11/2020	<b>Details:</b> Outdoor storage and activity areas shall not be located in any of the required setbacks. <b>Code:</b> Unified Land Development Code - 5.B.1.A.3.b.	<b>Status:</b> MCEH
	<b>Issued:</b> 06/11/2020		<b>Status:</b> MCEH
<b>6</b>		<b>Details:</b> d. Outdoor storage and activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.  e. Industrial FLU Designation, Zoning Districts, or Uses  1) Outdoor storage and activity areas adjacent to parcels of land with an industrial FLU designation or use and not visible from any street shall be exempted from the screening requirements.  2) Outdoor Activity areas in industrial uses shall have a Type 3 Incompatibility Buffer along property lines adjacent to parcels with a civic, conservation, commercial, recreational, or residential FLU designation, or use, or where visible from a public R-O-W. The Incompatibility Buffer shall be a minimum of 25 feet in width.	
	<b>Code:</b> Unified Land Development Code - 5.B.1.A.3.d. & e.		
	<b>Issued:</b> 06/11/2020		<b>Status:</b> MCEH
<b>7</b>		<b>Details:</b> The parking and storage of vehicles and trailers, used in operation of a business, shall be on an improved surface as described in Art. 6.B.3.B.1, Paved Art. 6.B.3.A.2.e, Drainage Art. 6.B.3.A.2.f, Maintenance. (Please note that permits, reviews and other approvals may be required for same.)  Assure that the parking and storage of vehicles and trailers, used in operation of a business, on an improved surface as described in Art. 6.B.3.B.1, Paved Art. 6.B.3.A.2.e, Drainage Art. 6.B.3.A.2.f, Maintenance. Please note that permits, reviews and other approvals may be required for same.	
	<b>Code:</b> Unified Land Development Code - 5.B.1.A.3.g.		
	<b>Issued:</b> 06/11/2020		<b>Status:</b> MCEH
<b>8</b>		<b>Details:</b> The maximum height for a fence or wall on or adjacent to a residential lot line or in a landscape buffer shall be as follows: a) Within required front setback: (1) four feet, (2) six feet for property owned by PBC for preservation or conservation purposes b) Within required side, side street, and rear setback: six feet. c) Within a landscape buffer: six feet.  Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 shall be installed to the stated height requirements and required permits shall be obtained.	
	<b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1 Unified Land Development Code - 5.B.1.A.2.B.1		
	<b>Issued:</b> 06/11/2020		<b>Status:</b> MCEH
<b>9</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 fencing is in disrepair.	
	<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e)		
	<b>Issued:</b> 06/11/2020		<b>Status:</b> MCEH

<b>Agenda No.:</b> 006	<b>Status:</b> Active
<b>Respondent:</b> A & B Investments & Enterprises INC 2299 N Military Trl, West Palm Beach, FL 33409	<b>CEO:</b> John Gannotti
<b>Situs Address:</b> 2299 N Military Trl, West Palm Beach, FL	<b>Case No:</b> C-2018-05300005
<b>PCN:</b> 00-42-43-24-06-000-0270	<b>Zoned:</b> CG

<b>2</b>	<b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # M-2005-031688-0000 HVAC has become inactive or expired.
	<b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.4.1

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<b>3</b>	<p><b>Issued:</b> 05/30/2018 <span style="float: right;"><b>Status:</b> MCEH</span></p> <p><b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2001-003777-0000 Reroofing has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.4.1</p>
<b>4</b>	<p><b>Issued:</b> 05/30/2018 <span style="float: right;"><b>Status:</b> MCEH</span></p> <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, B-1992-011260-0000 Wall Sign has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1</p>
<b>5</b>	<p><b>Issued:</b> 05/30/2018 <span style="float: right;"><b>Status:</b> CLS</span></p> <p><b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-1992-011259-0000 Wall Sign has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.4.1</p>
<b>6</b>	<p><b>Issued:</b> 05/30/2018 <span style="float: right;"><b>Status:</b> MCEH</span></p> <p><b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-1985-024878-0000 Billboard Sign has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.4.1</p>
<b>7</b>	<p><b>Issued:</b> 05/30/2018 <span style="float: right;"><b>Status:</b> MCEH</span></p> <p><b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-1985-012127-0000 Demolition has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.4.1</p>

**Agenda No.:** 007 **Status:** Active  
**Respondent:** HUY TRAN LLC **CEO:** Nedssa Merise  
407 Kelsey Park Dr, Palm Beach Gardens, FL 33410  
**Situs Address:** 4728 Arthur St, Palm Beach Gardens, FL **Case No:** C-2020-03230013  
**PCN:** 00-42-42-13-09-002-0050 **Zoned:** RM

<b>1</b>	<p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p>
	<p><b>Issued:</b> 03/24/2020 <span style="float: right;"><b>Status:</b> CLS</span></p>
<b>2</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence (chain-link and wood) has been erected or installed without a valid building permit.</p>

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**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 03/24/2020 **Status:** MCEH

cc: Huy Tran Llc

**Agenda No.:** 008 **Status:** Active  
**Respondent:** IP 5886 BIMINI CIRCLE W WEST PALM BEACH LLC **CEO:** RI Thomas  
805 N Andrews Ave, Fort Lauderdale, FL 33311-7455  
**Situs Address:** 5886 Bimini Cir W, West Palm Beach, FL **Case No:** C-2017-12060030  
**PCN:** 00-42-43-01-03-015-0050 **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 fence has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 6th Edition (2014) - 105.1  
**Issued:** 12/07/2017 **Status:** MCEH

**Agenda No.:** 009 **Status:** Active  
**Respondent:** B J LO Enterprises LLC **CEO:** John Gannotti  
5976 Whirlaway Rd, Palm Beach Gardens, FL 33418  
**Situs Address:** 2190 Spafford Ave, FL **Case No:** C-2019-09300005  
**PCN:** 00-42-43-24-01-000-0170 **Zoned:** IL

**Violations:**

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

**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 10/08/2019 **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, asphalt parking has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 10/08/2019 **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, a chain link fence has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 10/08/2019 **Status:** MCEH

**6** **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, site plan does not match current use.

**Code:** Unified Land Development Code - 2.A.6.B.4  
**Issued:** 10/08/2019 **Status:** CLS

cc: Speedy Rooter Inc.

**Agenda No.:** 010 **Status:** Active  
**Respondent:** Blakeman, Glenn; Blakeman, Robin Giantonio **CEO:** Stefanie C Rodriguez  
17071 93rd Rd N, Loxahatchee, FL 33470-2757  
**Situs Address:** 17071 93rd Rd N, Loxahatchee, FL **Case No:** C-2020-06230061  
**PCN:** 00-40-42-14-00-000-5140 **Zoned:** AR

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**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:** 06/24/2020 **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. Specifically, a shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 06/24/2020 **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. Specifically, a canopied structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 06/24/2020 **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. Specifically, a shipping / freight container has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 06/24/2020 **Status:** CLS

**Agenda No.:** 011

**Status:** Active

**Respondent:** COOK, SHEILA A  
3585 Dunes Rd, Palm Beach Gardens, FL 33410-2343

**CEO:** Nedssa Merise

**Situs Address:** 3585 Dunes Rd, Palm Beach Gardens, FL

**Case No.:** C-2020-08270065

**PCN:** 00-43-41-31-01-011-0030

**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:** 08/28/2020 **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:** 08/28/2020 **Status:** MCEH
- 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, Inactive electrical change permit # E-2003-031885-0000 has become inactive or expired.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
**Issued:** 08/28/2020 **Status:** MCEH
- 4 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, Inactive pool residential/B-2003-025014-0000 has become inactive or expired.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
**Issued:** 08/28/2020 **Status:** MCEH

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**5     Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, Inactive fence pool barrier /B-2003-031885-0001 has become inactive or expired.

**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1

**Issued:** 08/28/2020

**Status:** MCEH

**6     Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, Inactive pool electric E-2003-025014-0002 has become inactive or expired.

**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1

**Issued:** 08/28/2020

**Status:** MCEH

**Agenda No.:** 012

**Status:** Active

**Respondent:** Campbell, Craven J Jr; Campbell, John T; Campbell, Kennard; Campbell, Walton; Campbell, Jefferey; Campbell, Javen P; Campbell, Carlton  
4250 SW 21st St, Hollywood, FL 33023-3429

**CEO:** Joanna Mirodias

**Situs Address:** 3rd St, Jupiter, FL

**Case No.:** C-2008-10200047

**PCN:** 00-42-41-03-01-000-1640

**Zoned:** RH

**Violations:**

**1     Details:** 4) IF THE NUISANCE CONSISTS SOLELY OF UNCULTIVATED VEGETATION AS PROVIDED IN SECTION 602.3, 602.4, 602.5, AND THE PARCEL IS LESS THAN 1/2 ACRE IN SIZE, THE NUISANCE SHALL BE ABATED IN ITS ENTIRETY.

**Code:** Palm Beach County Property Maintenance Code - 4) 603.2

**Issued:** 10/22/2008

**Status:** MCEH

**2     Details:** 2) SCHINUS TEREBINTHIFOLIUS (COMMONLY KNOWN AS BRAZILIAN PEPPER) BUSHES OR TREES, IF UNCULTIVATED;

**Code:** Palm Beach County Property Maintenance Code - 2) 602.4

**Issued:** 10/22/2008

**Status:** MCEH

**3     Details:** IT IS HEREBY DECLARED AND DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, THAT THE FOLLOWING SHALL EACH INDIVIDUALLY, OR IN ANY COMBINATION, BE CONSIDERED NUISANCES WHEN THEY EXIST UPON A LOT IN THE UNINCORPORATED AREA OF PALM BEACH COUNTY.  
1) UNCULTIVATED VEGETATION WHEN 1) GREATER THAN 18" IN HEIGHT LOCATED ON VACANT LOTS, OR 2) GREATER THAN 7" IN HEIGHT WHEN LOCATED ON DEVELOPED RESIDENTIAL OR DEVELOPED NON-RESIDENTIAL LOTS;

**Code:** Palm Beach County Property Maintenance Code - 1) 602.3

**Issued:** 10/22/2008

**Status:** MCEH

**4     Details:** 3) UNCULTIVATED VEGETATION THAT CONSTITUTES A FIRE HAZARD;

**Code:** Palm Beach County Property Maintenance Code - 3) 602.5

**Issued:** 10/22/2008

**Status:** MCEH

**Agenda No.:** 013

**Status:** Active

**Respondent:** JOSEPH, JEAN NUCKSON  
201 Mentone Rd, Lake Worth, FL 33462-5163

**CEO:** RI Thomas

**Situs Address:** 201 Mentone Rd, Lake Worth, FL

**Case No.:** C-2018-08220019

**PCN:** 00-43-45-09-10-001-0150

**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, an additional room has been erected or installed without a valid building permit.

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

**Issued:** 08/24/2018

**Status:** MCEH





**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MARCH 16, 2022 9:00 AM**

**Code:** Palm Beach County Property Maintenance Code - Section 14-31 (c)  
Palm Beach County Property Maintenance Code - Section 14-31 (c) (1)  
**Issued:** 01/25/2019 **Status:** MCEH

**Agenda No.:** 016 **Status:** Active  
**Respondent:** Davidson, Kenneth D; Davidson, Angela M **CEO:** Maggie Bernal  
2713 Florida St, West Palm Beach, FL 33406-4205  
**Situs Address:** 2713 Florida St, West Palm Beach, FL **Case No.:** C-2017-07070012  
**PCN:** 00-43-44-05-09-018-0170 **Zoned:** RS

- Violations:**
- 1 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.  
**Code:** Unified Land Development Code - 6.A.1.D.19.b.5)d)  
**Issued:** 07/17/2017 **Status:** MCEH
  - 2 **Details:** Erecting/installing roof structure to eastside front addition without first obtaining required building permits is prohibited.  
**Code:** PBC Amendments to FBC 6th Edition (2014) - 105.1  
**Issued:** 07/17/2017 **Status:** MCEH
  - 3 **Details:** Erecting/installing roof structure to pool cabana without first obtaining required building permits is prohibited.  
**Code:** PBC Amendments to FBC 6th Edition (2014) - 105.1  
**Issued:** 07/17/2017 **Status:** MCEH
  - 4 **Details:** Erecting/installing west-side shed without first obtaining required building permits is prohibited.  
**Code:** PBC Amendments to FBC 6th Edition (2014) - 105.1  
**Issued:** 07/17/2017 **Status:** MCEH
  - 5 **Details:** Erecting/installing large brown shed in front of property without first obtaining required building permits is prohibited.  
**Code:** PBC Amendments to FBC 6th Edition (2014) - 105.1  
**Issued:** 07/17/2017 **Status:** MCEH

**Agenda No.:** **Status:** Active  
**Respondent:** BELLE GLADE INVESTMENTS LLC **CEO:** Jodi A Guthrie  
370 Us Highway 27 N, South Bay, FL 33493-1404  
**Situs Address:** 302 Runyon Vlg, B, Belle Glade, FL **Case No.:** C-2019-01160023  
**PCN:** 00-37-43-17-00-000-3030 **Zoned:** AP

- Violations:**
- 1 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 01/25/2019 **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:** 01/25/2019 **Status:** MCEH
  - 5 **Details:** One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (c)  
**Issued:** 01/25/2019 **Status:** MCEH
  - 6 **Details:** Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing it in a garbage disposal facility or garbage or rubbish storage container. The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, approved leak proof containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal. It shall be considered a nuisance to have accumulations of waste, yard trash or rubble and debris upon any lot.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (b)  
Palm Beach County Property Maintenance Code - Section 14-35 (c)  
Palm Beach County Property Maintenance Code - Section 14-35 (c) (1)  
Palm Beach County Property Maintenance Code - Section 14-62 (1)  
**Issued:** 01/25/2019 **Status:** MCEH

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MARCH 16, 2022 9:00 AM**

- 7 **Details:** All vacant structures and premises shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare.  
The exterior of all vacant structures shall be maintained in a manner required of occupied structures as provided in this code: window areas shall be maintained with appropriate glass and glazing treatment, exterior doors shall be water- and weather-tight, walls and roof areas shall be maintained in a clean, safe and intact condition, and water- and weather-tight.
- Code:** Palm Beach County Property Maintenance Code - Section 14-31 (c)  
Palm Beach County Property Maintenance Code - Section 14-31 (c) (1)
- Issued:** 01/25/2019 **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. "