



**CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JULY 20, 2022 9:00 AM**

Special Magistrate: Richard Gendler

Agenda No.: 001 **Status:** Active
Respondent: McInnis, James S **CEO:** Maggie Bernal
 2669 Cherokee Ct, West Palm Beach, FL 33406-5909
Situs Address: 2669 Cherokee Ct, West Palm Beach, FL **Case No:** C-2016-06080027
PCN: 00-43-44-08-19-000-0040 **Zoned:** RS

Violations:	<p>1 Details: Erecting/installing Shed(s) without first obtaining required building permits is prohibited. Code: PBC Amendments to FBC 6th Edition (2014) - 105.1 Issued: 06/14/2016 Status: MCEH</p>
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Agenda No.: 002 **Status:** Active
Respondent: THOMPSON, DOWARD **CEO:** Brian Burdett
 17977 Valencia Blvd, Loxahatchee, FL 33470-2653
Situs Address: 17977 Valencia Blvd, Loxahatchee, FL **Case No:** C-2019-12120033
PCN: 00-40-42-23-00-000-4190 **Zoned:** AR

Violations:	<p>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. More specifically: Inoperative vehicle not displaying current tags. Code: Unified Land Development Code - 6.A.1.D.19.a.2) Issued: 01/03/2020 Status: MCEH</p> <p>2 Details: Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) Issued: 01/03/2020 Status: MCEH</p> <p>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: Open storage including but not limited to miscellaneous items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 01/03/2020 Status: MCEH</p> <p>4 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: Trailer exceeding allowed length. Code: Unified Land Development Code - 6.A.1.D.19.b.1) Issued: 01/03/2020 Status: MCEH</p>
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Agenda No.: 003 **Status:** Active
Respondent: VAUGHN, DEBBIE H **CEO:** Brian Burdett
 11581 Tangerine Blvd, West Palm Beach, FL 33412-1863
Situs Address: 11581 Tangerine Blvd, West Palm Beach, FL **Case No:** C-2019-10080050
PCN: 00-41-42-35-00-000-4130 **Zoned:** AR

Violations:	<p>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. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) Issued: 10/25/2019 Status: MCEH</p>
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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: 10/25/2019

Status: MCEH

Agenda No.: 004

Status: Active

Respondent: JCAL Holdings LLC d/b/a College Hunks Hauling Junk and Moving
 1802 4th Ave N, Lake Worth, FL 33461

CEO: John Gannotti

Situs Address: Public Rights-of-Way in Palm Beach County

Case No: C-2020-06150043

PCN:

Zoned: PO

Violations:

1 **Details:** All off-site signs, tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, trailers, or other supporting structures shall be prohibited.

All signs, except signs exempted by Article 8.B, EXEMPTIONS, shall receive a building permit prior to construction, erection, attachment or placement from PBC. Non-exempt signs not erected or repaired pursuant to a valid permit are considered illegal. No sign shall be structurally altered, enlarged, or relocated except in conformity with this Article. The repair or changing of movable parts, sign copy, display, or graphic material is not deemed an alteration.

Code: Unified Land Development Code - 8.C.13

Unified Land Development Code - 8.E

Issued: 07/02/2020

Status: MCEH

Agenda No.: 005

Status: Postponed

Respondent: Simms, William P; Simms, Stephanie A
 12090 Orange Grove Blvd, Royal Palm Beach, FL 33411-8905

CEO: Ray F Leighton

Situs Address: 12090 Orange Grove Blvd, West Palm Beach, FL

Case No: C-2020-01210024

PCN: 00-41-43-10-00-000-5070

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: 01/24/2020

Status: MCEH

2 **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.A.1.D.19.b.5)b)

Issued: 01/24/2020

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. More specifically, fences have been erected or installed without a valid building permit.

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

Issued: 01/24/2020

Status: MCEH

Agenda No.: 006

Status: Active

Respondent: VELASQUEZ, ISRAEL
 4909 Carribean Blvd, West Palm Beach, FL 33407-1725

CEO: Nedssa Merise

Situs Address: 4909 Caribbean Blvd, West Palm Beach, FL

Case No: C-2019-04190032

PCN: 00-42-43-01-03-013-0060

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, Wood Fence (pool barrier) 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: 04/25/2019 **Status:** MCEH
2 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Specifically, driveway with patches.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 04/25/2019 **Status:** MCEH

Agenda No.: 007 **Status:** Active
Respondent: Ribeiro, Wildes B **CEO:** Nick N Navarro
8900 SW 7th St, Boca Raton, FL 33433-4644
Situs Address: 8900 SW 7th St, Boca Raton, FL **Case No:** C-2020-05070034
PCN: 00-42-47-29-03-033-0130 **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, Aluminum Structure in rear of property has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 05/18/2020 **Status:** MCEH

Agenda No.: 008 **Status:** Active
Respondent: MIA REAL HOLDINGS LLC 401K PLAN **CEO:** Adam M Osowsky
5301 N Federal Hwy, Ste 185, Boca Raton, FL 33487-4918
Situs Address: 5937 Lincoln Cir W, Lake Worth, FL **Case No:** C-2020-07090149
PCN: 00-42-44-34-31-000-0530 **Zoned:** RS

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

More specifically, permit # B-1990-008043-0000 (Addition - Residential) has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 07/09/2020 **Status:** MCEH

Agenda No.: 009 **Status:** Active
Respondent: Brittany Condominium Association, Inc. **CEO:** Richard W Padgett
1 E Broward Blvd, Ste 1800, Fort Lauderdale, FL 33301
Situs Address: Brittany M, Delray Beach, FL **Case No:** C-2020-05290024
PCN: **Zoned:**

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

More specifically, but not limited to: Soffit has been erected or installed on the Brittany M building without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 07/13/2020 **Status:** MCEH

cc: Brittany Condominium Association, Inc.
Brittany Condominium Association, Inc.

Agenda No.: 010 **Status:** Active
Respondent: Applebaum, Jason **CEO:** Debbie N Plaud
6814 W Calumet Cir, Lake Worth, FL 33467-7007
Situs Address: 5841 Michlar Dr, Lake Worth, FL **Case No:** C-2021-05110006
PCN: 00-41-44-36-00-000-7150 **Zoned:** RE

**CODE ENFORCEMENT
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JULY 20, 2022 9:00 AM**

Violations:

- 1** **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
- a. The barrier must be at least four (4) feet high on the outside.
 - b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
 - c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 05/11/2021 **Status:** MCEH

Agenda No.: 011

Status: Active

Respondent: Nelson, Kirkland
15059 64th Pl N, Loxahatchee, FL 33470-4536

CEO: Debbie N Plaud

Situs Address: 15059 64th Pl N, Loxahatchee, FL

Case No: C-2019-08070005

PCN: 00-41-42-31-00-000-5010

Zoned: AR

Violations:

- 2** **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 a fill permit for the pond fill from the Building Department.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 110.9
Issued: 09/19/2019 **Status:** MCEH
- 3** **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. More specifically, sidewalk on east side of property in disrepair.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 09/19/2019 **Status:** MCEH

Agenda No.: 012

Status: Active

Respondent: Cherilien, Bendy
22198 SW 59th Ave, Boca Raton, FL 33428-4536

CEO: Jeff P Shickles

Situs Address: 22198 SW 59th Ave, Boca Raton, FL

Case No: C-2020-10050058

PCN: 00-42-47-30-06-027-0080

Zoned: RM

Violations:

- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the A/C unit has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 10/08/2020 **Status:** MCEH

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JULY 20, 2022 9:00 AM

Issued: 03/28/2019

Status: MCEH

cc: Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.
 Montas, Jose
 Trio Llc

Agenda No.: 016

Status: Active

Respondent: Jarrett LLC

CEO: Christina G Stodd

129 Galiano St, Royal Palm Beach, FL 33411-1205

Situs Address: 780 Stinson Way, West Palm Beach, FL

Case No: C-2018-07120044

PCN: 00-42-43-27-05-007-0111

Zoned: IL

Violations:

- 1 **Details:** Outdoor storage of merchandise, inventory, equipment, refuse, or similar material in all nonresidential districts shall be subject to the following standards. Outdoor storage areas shall not be located in any of the required setbacks.
Code: Unified Land Development Code - 5.B.1.A.3.b
Issued: 08/02/2018 **Status:** MCEH
- 2 **Details:** Outdoor storage of merchandise, inventory, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards, unless stated otherwise. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.
Code: Unified Land Development Code - 5.B.1.A.3.d
Issued: 08/02/2018 **Status:** MCEH
- 3 **Details:** Industrial FLU Designation, Zoning Districts or Use (Incompatibility Buffer): 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.
Code: Unified Land Development Code - 5.B.1.A.3.e.2)
Issued: 08/02/2018 **Status:** MCEH
- 4 **Details:** Uses identified with a "D" or exceeding the thresholds of Table 4.A.9.A, Thresholds for Projects Requiring DRO (Development Review Officer) Approval, are allowed subject to approval by the DRO in accordance with Article 2.D, Administrative Process. More specifically, A Contractor's Storage Yard requires that a DRO approval be obtained.
Code: Unified Land Development Code - 4.A.7.C.2
 Unified Land Development Code - 4.B.5.C.1.
 Unified Land Development Code - Table 4.B.5.A - INDUSTRIAL USE MATRIX
Issued: 08/02/2018 **Status:** MCEH

cc: Jarrett Llc

Agenda No.: 017

Status: Active

Respondent: Burd, James V; Burd, Renee L

CEO: Brian Burdett

13802 85th Rd N, West Palm Beach, FL 33412-2693

Situs Address: 13802 85th Rd N, West Palm Beach, FL

Case No: C-2020-10070042

PCN: 00-41-42-21-00-000-4140

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, metal storage building accessory structure permit cancelled, has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 11/06/2020 **Status:** MCEH
- 2 **Details:** A maximum of one recreational vehicle and any two of the following, or a maximum of three of any of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle, marine vessel with accompanying trailers, and trailers. More specifically: More than three recreational vehicles on property.
Code: Unified Land Development Code - 6.D.1.A.1
Issued: 11/06/2020 **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: Open storage including but not limited to truck parts and vegetative debris.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/06/2020 **Status:** CLS

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JULY 20, 2022 9:00 AM

Agenda No.: 018 **Status:** Active
Respondent: Hernandez, Arquimides; Rivera, Ivelisse **CEO:** Jose Feliciano
 2874 Cherokee Rd, West Palm Beach, FL 33406
Situs Address: 2874 Cherokee Rd, West Palm Beach, FL **Case No.:** C-2020-05080010
PCN: 00-43-44-08-15-002-0062 **Zoned:** RS

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, permits # B-1998- 0204005 and P-1998-024005 have become inactive or expired.

The final inspection shall be made after all work required by the building permit is completed. More Specifically, permits # B-1998- 0204005 and P-1998- 024005 required final inspection and approval.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
 PBC Amendments to FBC 6th Edition (2017) - 110.3.10
Issued: 05/11/2020 **Status:** MCEH

Agenda No.: 019 **Status:** Active
Respondent: MARTIN, IVANOIQUIS E **CEO:** Debbie N Plaud
 7148 Oakmont Dr, Lake Worth, FL 33467-1340
Situs Address: 5398 1st Rd, Lake Worth, FL **Case No.:** C-2019-02220014
PCN: 00-42-43-27-05-032-1790 **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, accessory structures have been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 05/14/2019 **Status:** MCEH

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

Code: Unified Land Development Code - 6.A.1.D.19.b.1)
Issued: 05/14/2019 **Status:** CLS

3 **Details:** There are five processes to obtain a zoning approval for a use, as follows: Permitted by Right, DRO, Class B Conditional Use, or Class A Conditional Use. Each Use Matrix identifies all zoning districts, uses, and approval process. The Use Matrix consolidates use approvals in standard Zoning Districts, URAO, IRO, PDDs and TDDs. A number in the "Supplementary Use Standard" column of the Use Matrix refers to the Definition and Supplementary Use Standards applicable to the use.

Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays.

More specifically, a business is being operated on a residential property.

Code: Unified Land Development Code - 4.A.7.C
 Unified Land Development Code - 4.A.7.C.5
 Unified Land Development Code - 4.B.5.A.
Issued: 05/14/2019 **Status:** CLS

Agenda No.: 020 **Status:** Active
Respondent: Giovinazzo, Andrew **CEO:** Jeff P Shickles
 5154 Oak Hill Ln, Apt 1011, Delray Beach, FL 33484-8365
Situs Address: 10756 N Branch Rd, Boca Raton, FL **Case No.:** C-2019-10080046
PCN: 00-41-47-25-02-000-2830 **Zoned:** AR

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JULY 20, 2022 9:00 AM

Violations:

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| 7 | <p>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 has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
 Issued: 07/24/2019 Status: MCEH</p> |
| 8 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Back screen porch/enclosure has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
 Issued: 07/24/2019 Status: MCEH</p> |
| 9 | <p>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(s) has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
 Issued: 07/24/2019 Status: MCEH</p> |
| 10 | <p>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 # B2002-036811(Pool Residential) #B2002-036811-001(Pool Electric(Sub) has become inactive or expired.</p> <p>Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
 Issued: 07/24/2019 Status: CLS</p> |

Agenda No.: 022

Status: Active

Respondent: Deme, Sandor M
326 Wayman Cir, West Palm Beach, FL 33413-2314

CEO: David T Snell

Situs Address: 326 Wayman Cir, West Palm Beach, FL

Case No: C-2020-09160044

PCN: 00-42-43-27-05-013-0173

Zoned: AR

Violations:

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|----------|---|
| 1 | <p>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.</p> <p style="margin-left: 20px;">Specifically: The grass, weeds and low-growing vegetation is not 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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
 Issued: 09/17/2020 Status: MCEH</p> |
| 2 | <p>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.</p> <p style="margin-left: 20px;">Specifically: Premises is utilized for the storage of multiple inoperable vehicles, dead tree and other trash and debris which is a Violation of this Section.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
 Issued: 09/17/2020 Status: MCEH</p> |
| 3 | <p>Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.</p> <p style="margin-left: 20px;">Specifically: The fence on the premises is in disrepair which is a violation of this Section</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
 Issued: 09/17/2020 Status: MCEH</p> |

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.
- Specifically: Windows have been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 09/17/2020 **Status:** MCEH
- 5** **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.
- Specifically: The Separate Utility Building is in disrepair which is a violation in this Section
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 09/17/2020 **Status:** MCEH

Agenda No.: 023

Status: Active

Respondent: Delacruz, Gloria Esperanza H; Morales, Gloria M
2102 Lake Worth Rd, Lake Worth, FL 33461-4232

CEO: Jose Feliciano

Situs Address: 27 Buffalo St, Lake Worth, FL

Case No: C-2019-04300080

PCN: 00-43-44-20-14-001-0150

Zoned: CN

Violations:

- 1** **Details:** All exterior premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior premises which such occupant occupies or controls in a clean and sanitary condition.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (a)
Issued: 02/13/2020 **Status:** MCEH
- 2** **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.Chicken Ducks) 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: 02/13/2020 **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, air conditioning has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 02/13/2020 **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, fences has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 02/13/2020 **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.
More specifically, room to the shed in the back yard has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 02/13/2020 **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, window AC though the wall to the shed in the back yard has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 02/13/2020 **Status:** MCEH

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- 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, new door and new windows to the shed in the back yard has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 02/13/2020 **Status:** MCEH
- 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, driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 02/13/2020 **Status:** MCEH

Agenda No.: 024 **Status:** Active
Respondent: Morales, Gloria Maria; DelaCruz, Gloria Esperanza Herrera **CEO:** Jose Feliciano
2102 Lake Worth Rd, Lake Worth, FL 33461-4232
Situs Address: 33 Buffalo St, Lake Worth, FL **Case No:** C-2020-02130007
PCN: 00-43-44-20-14-001-0121 **Zoned:** CN

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, electric has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 02/13/2020 **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, porch on the back of the house has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 02/13/2020 **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, plumbing has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 02/13/2020 **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, awning has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 02/13/2020 **Status:** MCEH
- 5 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/13/2020 **Status:** MCEH

Agenda No.: 025 **Status:** Active
Respondent: Morales, Gloria Maria; DeLaCruz, Gloria Esperanza Herrera **CEO:** Jose Feliciano
2102 Lake Worth Rd, Lake Worth, FL 33461-4232
Situs Address: 2102 Lake Worth Rd, Lake Worth, FL **Case No:** C-2020-02130011
PCN: 00-43-44-20-14-001-0250 **Zoned:** CN

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
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Violations:

- | | |
|----------|---|
| 1 | <p>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, six foot fence on east side of property has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
 Issued: 02/27/2020 Status: MCEH</p> |
| 2 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, canopy on the south side of property has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
 Issued: 02/27/2020 Status: MCEH</p> |
| 3 | <p>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, building on the west side of property has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
 Issued: 02/27/2020 Status: MCEH</p> |
| 4 | <p>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, wooded fence has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
 Issued: 02/27/2020 Status: MCEH</p> |
| 5 | <p>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, the parking and the landscaping.</p> <p>Code: Unified Land Development Code - 2.A.6.B.4
 Issued: 02/27/2020 Status: MCEH</p> |
| 6 | <p>Details: Merchandise must be mobile and stored indoors overnight daily. Merchandise must be accessory to a principal use located on the same property. Merchandise shall not be located in any required setback, parking space, loading space, loading area, vehicular use area, fire lane, landscape buffer, or required sidewalk, ADA accessibility route, or drainage easements.</p> <p>Code: Unified Land Development Code - 5.B.1.A.4
 Issued: 02/27/2020 Status: MCEH</p> |
| 7 | <p>Details: Required trees, palms, pines, shrubs, landscape barrier or ground treatment that become damaged, diseased, removed or are dead shall be immediately replaced, and where specified, are subject to the Tree Removal and Replacement Permit process</p> <p>Code: Unified Land Development Code - 7.F.3.B
 Issued: 02/27/2020 Status: MCEH</p> |
| 8 | <p>Details: Landscape areas which are required to be created or preserved by this Article shall not be used for temporary parking or the storage/display of materials or sale of products or services.</p> <p>Code: Unified Land Development Code - 7.F.3.A.5
 Issued: 02/27/2020 Status: MCEH</p> |

Agenda No.: 026	Status: Active
Respondent: RASOR, DEAN F 16387 78th Dr N, Palm Beach Gardens, FL 33418-7678	CEO: Ronald Ramos
Situs Address: 16387 78th Dr N, Palm Beach Gardens, FL	Case No: C-2020-03270019
PCN: 00-42-41-09-00-000-7960	Zoned: AR

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
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Violations:

1	<p>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.</p> <p>>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>>>>More specifically, move the boat/trailer, motorhome, travel trailer and utility flat trailer behind the front setback and erect screening for same.</p> <p>Code: Unified Land Development Code - 6.A.1.D.19.b.5)b) Unified Land Development Code - 6.A.1.D.19.b.5)c)</p> <p>Issued: 03/31/2020 Status: MCEH</p>
2	<p>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.</p> <p>>>>More specifically, 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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p>Issued: 03/31/2020 Status: MCEH</p>
3	<p>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.</p> <p>>>>More specifically, a shipping container has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 6th Edition (2017) - 105.1</p> <p>Issued: 03/31/2020 Status: MCEH</p>
4	<p>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.</p> <p>>>>More specifically, a metal wire/wood fence with gate has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 6th Edition (2017) - 105.1</p> <p>Issued: 03/31/2020 Status: MCEH</p>
5	<p>Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight.</p> <p>>>>More specifically, remove storm shutters from all windows. Maintain windows, doors and frames in sound condition, good repair and weather-tight.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)</p> <p>Issued: 03/31/2020 Status: CLS</p>
6	<p>Details: Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.</p> <p>>>>More specifically, cease allowing habitation of travel trailer while parked at the situs. Cease allowing recreational vehicles, boats, sports vehicles and/or trailers to be used for living, sleeping or housekeeping purposes.</p> <p>Code: Unified Land Development Code - 6.A.1.D.19.b.5)d)</p> <p>Issued: 03/31/2020 Status: MCEH</p>

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. "