



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
MAY 19, 2021 9:00 AM**

**Special Magistrate:** Christy L Goddeau

**Agenda No.:** 001  
**Respondent:** GARCIA, GERALDINE A  
 11831 Bay Pl, Boca Raton, FL 33428-5609  
**Situs Address:** 11831 Bay Pl, Boca Raton, FL  
**PCN:** 00-41-47-36-03-000-5220

**Status:** Active  
**CEO:** Elizabeth A Gonzalez  
**Case No:** C-2018-09200034  
**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, chain link and wood fence has been erected or installed without a valid building permit. Obtain required building permits for the chain link and wood fence or remove the chain link and wood fence.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 09/27/2018 **Status:** MCEH
- 2 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.  
  
 >>>More specifically, cut the grass  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)  
**Issued:** 09/27/2018 **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, 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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 09/27/2018 **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 shed has been erected or installed, in the backyard without a valid building permit. Obtain required building permits for the shed or remove the shed.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 09/27/2018 **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, electrical wiring/lighting has been erected or installed on the exterior backside of structure without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 09/27/2018 **Status:** MCEH

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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, the front door has been erected or installed without a valid building permit. Obtain required building permits for the front door or restore same to original HUD design.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 09/27/2018 Status: MCEH

cc: Code Enforcement

Agenda No.: 002 Status: Active
Respondent: White, Kermit C; White, Laurel E CEO: Dennis A Hamburger
7211 Wilson Rd, West Palm Beach, FL 33413-2238
Situs Address: 7211 Wilson Rd, West Palm Beach, FL Case No: C-2018-09070040
PCN: 00-42-43-27-05-006-4701 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, a fence, paved driveway, and gate have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 09/07/2018 Status: MCEH

Agenda No.: 003 Status: Active
Respondent: Chung, Cranston CEO: David T Snell
935 32nd St, West Palm Beach, FL 33407-5007
Situs Address: 2234 Scott Ave, West Palm Beach, FL Case No: C-2018-10010001
PCN: 00-42-43-24-01-000-0350 Zoned: CG

Violations: 1 Details: 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: The "Contractor Storage Yard "use is prohibited by the language and example of the Use Matrix applied for this Subject Property in the Zoning applied to it.identified with a dash"-
Code: Unified Land Development Code - 4.A.7.C.5
Unified Land Development Code - 4.B.5.A. Table
Issued: 10/25/2018 Status: MCEH
2 Details: The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail.
More specifically: RESOLUTION NO. R-81-1635 has not been followed as outlined and agreed upon by the Palm Beach Board of County Commissioners on the 19th day of November, 1981.
Code: Unified Land Development Code - 2.A.6.B.4
Issued: 10/25/2018 Status: MCEH

Agenda No.: 004 Status: Active
Respondent: Chung, Cranston CEO: David T Snell
935 32nd St, West Palm Beach, FL 33407-5007
Situs Address: Scott Ave, FL Case No: C-2018-10010002
PCN: 00-42-43-24-01-000-0360 Zoned: CG

Violations: 1 Details: 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: The "Contractor Storage Yard "use is prohibited by the language and example of the Use Matrix applied for this Subject Property in the Zoning applied to it.identified with a dash"-

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**Code:** Unified Land Development Code - 4.A.7.C.5  
 Unified Land Development Code - 4.B.5.A. Table  
**Issued:** 10/25/2018 **Status:** MCEH

**Agenda No.:** 005 **Status:** Active  
**Respondent:** HERNANDEZ, LUIS M; HERNANDEZ, ELVA **CEO:** Brian Burdett  
 17432 86th St N, Loxahatchee, FL 33470-2601  
**Situs Address:** 17432 86th St N, Loxahatchee, FL **Case No.:** C-2018-12310002  
**PCN:** 00-40-42-23-00-000-2070 **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 roofed structure attached to shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 02/11/2019 **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, Canvas/ membrane structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 02/11/2019 **Status:** CLS

**Agenda No.:** 006 **Status:** Removed  
**Respondent:** DIAZ, RICHARD A **CEO:** Nedssa Merise  
 14872 77th Pl N, Loxahatchee, FL 33470-4427  
**Situs Address:** 14872 77th Pl N, Loxahatchee, FL **Case No.:** C-2019-07300013  
**PCN:** 00-41-42-29-00-000-3680 **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, backyard patio deck with metal pole/ structure has 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
  - 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/electrical/ Structure has 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
  - 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, membrane covered with metal pole/ Structure has 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
  - 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, white fence/ Structure 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:** 08/01/2019

**Status:** CLS

**Agenda No.:** 007  
**Respondent:** Sender, David; Sender, Shirley  
5189 Beechwood Rd, Delray Beach, FL 33484-1345  
**Situs Address:** 5189 Beechwood Rd, Delray Beach, FL  
**PCN:** 00-42-46-11-11-000-0040  
**Status:** Active  
**CEO:** Damon L Nunn  
**Case No.:** C-2019-07250002  
**Zoned:** RS

**Violations:**

<b>1</b>	<b>Details:</b> It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. <b>Code:</b> Unified Land Development Code - 6.A.1.D.19.a.2) <b>Issued:</b> 07/26/2019 <b>Status:</b> MCEH
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**Agenda No.:** 008  
**Respondent:** Villas Of Town & Country Llc  
7270 NW 12th St, Ste 380, Miami, FL 33126-1900  
**Situs Address:** 4541 Barclay Cres, Lake Worth, FL  
**PCN:** 00-42-44-36-27-000-0062  
**Status:** Postponed  
**CEO:** Adam M Osowsky  
**Case No.:** C-2019-06060019  
**Zoned:** RM

**Violations:**

<b>1</b>	<b>Details:</b> The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.  MORE SPECIFICALLY BLUE TARPS ON ROOF. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (g) <b>Issued:</b> 06/06/2019 <b>Status:</b> MCEH
<b>2</b>	<b>Details:</b> The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.  More specifically blue tarps on roof. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (a) <b>Issued:</b> 06/06/2019 <b>Status:</b> MCEH

cc: Villas Of Town & Country Llc

**Agenda No.:** 009  
**Respondent:** VILLAS OF TOWN & COUNTRY, LLC  
7270 NW 12th St, Ste 380, Miami, FL 33126-1900  
**Situs Address:** 4571 Barclay Cres, Lake Worth, FL  
**PCN:** 00-42-44-36-27-000-0094  
**Status:** Postponed  
**CEO:** Adam M Osowsky  
**Case No.:** C-2018-11140013  
**Zoned:** RM

**Violations:**

<b>1</b>	<b>Details:</b> The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically broken windows, roof in disrepair etc. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (a) <b>Issued:</b> 11/16/2018 <b>Status:</b> CLS
<b>2</b>	<b>Details:</b> The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (g) <b>Issued:</b> 11/16/2018 <b>Status:</b> MCEH

cc: Villas Of Town & Country, Llc

**Agenda No.:** 010  
**Respondent:** VILLAS OF TOWN & COUNTRY, LLC  
7270 NW 12th St, Ste 380, Miami, FL 33126-1900  
**Situs Address:** 4569 Barclay Cres, Lake Worth, FL  
**PCN:** 00-42-44-36-27-000-0091  
**Status:** Postponed  
**CEO:** Adam M Osowsky  
**Case No.:** C-2018-11190004  
**Zoned:** RM

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
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**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 wood, buckets, barrels etc.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 11/19/2018 **Status:** CLS
- 2 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight.  
  
More specifically board on windows and blue tarp on roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m)  
**Issued:** 11/19/2018 **Status:** CLS
- 3 **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)  
**Issued:** 11/19/2018 **Status:** CLS
- 4 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 11/19/2018 **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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 11/19/2018 **Status:** MCEH

cc: Villas Of Town & Country, Llc  
Villas Of Town & Country, Llc

**Agenda No.:** 011 **Status:** Postponed  
**Respondent:** VILLAS OF TOWN & COUNTRY, LLC **CEO:** Adam M Osowsky  
7270 NW 12th St, Ste 380, Miami, FL 33126-1900  
**Situs Address:** 4550 Barclay Cres, Lake Worth, FL **Case No.:** C-2018-11210002  
**PCN:** 00-42-44-36-27-000-0043 **Zoned:** RM

**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. More specifically, blue tarp on roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 11/21/2018 **Status:** MCEH
- 2 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically blue tarp on roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 11/21/2018 **Status:** MCEH

cc: Villas Of Town & Country, Llc

**Agenda No.:** 012 **Status:** Postponed  
**Respondent:** VILLAS OF TOWN & COUNTRY, LLC **CEO:** Adam M Osowsky  
7270 NW 12th St, Ste 380, Miami, FL 33126-1900  
**Situs Address:** 4579 Barclay Cres, Lake Worth, FL **Case No.:** C-2018-11210014  
**PCN:** 00-42-44-36-27-000-0104 **Zoned:** RM

**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. More specifically, blue tarp on roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 11/21/2018 **Status:** MCEH
- 2 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically blue tarp on roof.

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**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 11/21/2018 **Status:** MCEH

cc: Villas Of Town & Country, Llc

**Agenda No.:** 013 **Status:** Postponed  
**Respondent:** VILLAS OF TOWN & COUNTRY, LLC **CEO:** Adam M Osowsky  
7270 NW 12th St, Ste 380, Miami, FL 33126-1900  
**Situs Address:** 4559 Barclay Cres, Lake Worth, FL **Case No:** C-2018-11260007  
**PCN:** 00-42-44-36-27-000-0081 **Zoned:** RM

- 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. More specifically blue tarp on roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 11/26/2018 **Status:** MCEH
  - 2** **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically blue tarp on the roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 11/26/2018 **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, awning has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 11/26/2018 **Status:** MCEH

cc: Villas Of Town & Country, Llc

**Agenda No.:** 014 **Status:** Postponed  
**Respondent:** VILLAS OF TOWN & COUNTRY, LLC **CEO:** Adam M Osowsky  
7270 NW 12th St, Ste 380, Miami, FL 33126-1900  
**Situs Address:** 4561 Barclay Cres, Lake Worth, FL **Case No:** C-2018-11260009  
**PCN:** 00-42-44-36-27-000-0084 **Zoned:** RM

- 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. MORE SPECIFICALLY BLUE TARP ON ROOF.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 11/26/2018 **Status:** MCEH
  - 2** **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically blue tarp on the roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 11/26/2018 **Status:** MCEH

cc: Villas Of Town & Country, Llc

**Agenda No.:** 015 **Status:** Postponed  
**Respondent:** VILLAS OF TOWN & COUNTRY, LLC **CEO:** Adam M Osowsky  
7270 NW 12th St, Ste 380, Miami, FL 33126-1900  
**Situs Address:** 4546 Barclay Cres, Lake Worth, FL **Case No:** C-2018-11270016  
**PCN:** 00-42-44-36-27-000-0041 **Zoned:** RM

- 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. More specifically blue tarp on the roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 11/27/2018 **Status:** MCEH

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**MAY 19, 2021 9:00 AM**

- 2     Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically the blue tarp on the roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 11/27/2018 **Status:** MCEH

cc: Villas Of Town & Country, Llc

<b>Agenda No.:</b> 016	<b>Status:</b> Postponed
<b>Respondent:</b> VILLAS OF TOWN & COUNTRY, LLC	<b>CEO:</b> Adam M Osowsky
7270 NW 12th St, Ste 380, Miami, FL 33126-1900	
<b>Situs Address:</b> 4585 Barclay Cres, Lake Worth, FL	<b>Case No:</b> C-2018-11280014
<b>PCN:</b> 00-42-44-36-27-000-0111	<b>Zoned:</b> 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, awning has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 11/28/2018 **Status:** CLS
  
  - 2     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.  
  
 More specifically blue tarp on the roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 11/28/2018 **Status:** MCEH
  
  - 3     Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.  
  
 More specifically blue tarp on the roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 11/28/2018 **Status:** MCEH

cc: Villas Of Town & Country, Llc

<b>Agenda No.:</b> 017	<b>Status:</b> Postponed
<b>Respondent:</b> VILLAS OF TOWN & COUNTRY, LLC	<b>CEO:</b> Adam M Osowsky
7270 NW 12th St, Ste 380, Miami, FL 33126-1900	
<b>Situs Address:</b> 4589 Barclay Cres, Lake Worth, FL	<b>Case No:</b> C-2018-11280015
<b>PCN:</b> 00-42-44-36-27-000-0113	<b>Zoned:</b> RM

- 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. More specifically blue tarp on the roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 11/28/2018 **Status:** MCEH
  
  - 2     Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.  
  
 More specifically blue tarp on roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 11/28/2018 **Status:** MCEH

cc: Villas Of Town & Country, Llc

<b>Agenda No.:</b> 018	<b>Status:</b> Postponed
<b>Respondent:</b> VILLAS OF TOWN & COUNTRY, LLC	<b>CEO:</b> Adam M Osowsky
7270 NW 12th St, Ste 380, Miami, FL 33126-1900	

**CODE ENFORCEMENT**

**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**

**MAY 19, 2021 9:00 AM**

**Situs Address:** 4523 Barclay Cres, Lake Worth, FL

**Case No:** C-2018-12030012

**PCN:** 00-42-44-36-27-000-0071

**Zoned:** RM

**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.  
 More specifically blue tarp on the roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 12/03/2018 **Status:** MCEH
  
- 2 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.  
 More specifically blue tarp on the roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 12/03/2018 **Status:** MCEH

**cc:** Villas Of Town & Country, Llc  
Villas Of Town & Country, Llc

**Agenda No.:** 019

**Status:** Postponed

**Respondent:** VILLAS OF TOWN & COUNTRY, LLC  
7270 NW 12th St, Ste 380, Miami, FL 33126-1900

**CEO:** Adam M Osowsky

**Situs Address:** 4551 Barclay Cres, Lake Worth, FL

**Case No:** C-2018-12110006

**PCN:** 00-42-44-36-27-000-0053

**Zoned:** RM

**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.  
 More specifically blue tarp on roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 12/11/2018 **Status:** MCEH
  
- 2 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.  
 More specifically blue tarp on roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 12/11/2018 **Status:** MCEH

**cc:** Villas Of Town & Country, Llc

**Agenda No.:** 020

**Status:** Postponed

**Respondent:** VILLAS OF TOWN & COUNTRY, LLC  
7270 NW 12th St, Ste 380, Miami, FL 33126-1900

**CEO:** Adam M Osowsky

**Situs Address:** 4525 Barclay Cres, Lake Worth, FL

**Case No:** C-2019-05080013

**PCN:** 00-42-44-36-27-000-0074

**Zoned:** RM

**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.  
 More specifically blue tarps on roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 05/08/2019 **Status:** MCEH
  
- 2 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.  
 More specifically blue tarps on roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 05/08/2019 **Status:** MCEH

**cc:** Friedman, Bradley  
Friedman, Green & Hodges, PLLC  
Villas Of Town & Country, Llc  
Villas Of Town & Country, Llc



**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 19, 2021 9:00 AM**

**Agenda No.:** 021  
**Respondent:** SB LLC  
10515 Versailles Blvd, Wellington, FL 33449

**Status:** Active  
**CEO:** Dennis A Hamburger

**Situs Address:** 5755 Ranches Rd, Lake Worth, FL  
**PCN:** 00-42-45-10-01-008-0042

**Case No:** C-2019-10240023  
**Zoned:** AR

**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.:** 022  
**Respondent:** Morrison, Clifton  
2013 Ardmore Rd, West Palm Beach, FL 33409-6401

**Status:** Active  
**CEO:** David T Snell

**Situs Address:** 2013 Ardmore Rd, West Palm Beach, FL  
**PCN:** 00-43-43-29-02-003-0040

**Case No:** C-2018-09110045  
**Zoned:** RM

**Violations:**

**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: Permit # B-1993-005736-0000 (Alterations Residential) has become inactive or expired.

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

**Issued:** 09/11/2018

**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: Permit # B-2005-022484-0000 (Reroofing) has become inactive or expired.

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

**Issued:** 09/11/2018

**Status:** CLS

**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: Permit # E-1993-005736-0001 (General Electric) has become inactive or expired.

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 19, 2021 9:00 AM**

**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
**Issued:** 09/11/2018 **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: permit # E-1983-007935-0000 (Electrical Change of<sub>i</sub>) has become inactive or expired.

**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
**Issued:** 09/11/2018 **Status:** CLS

**Agenda No.:** 023 **Status:** Active  
**Respondent:** Ochil, Miriam **CEO:** Maggie Bernal  
2873 Kentucky St, West Palm Beach, FL 33406-4242  
**Situs Address:** 2873 Kentucky St, West Palm Beach, FL **Case No:** C-2017-04120033  
**PCN:** 00-43-44-05-08-003-0120 **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:** 05/02/2017 **Status:** MCEH
  - 2** **Details:** Erecting/installing/addition/alteration of Structure without first obtaining required building permits is prohibited.  
More Specifically: Additions/Alterations to main sturcture including but not limited to repairs, alterations, and/or additions of electrical, plumbing, mechanical without the proper permits is prohibited  
**Code:** PBC Amendments to FBC 6th Edition (2014) - 105.1  
**Issued:** 05/02/2017 **Status:** MCEH
  - 3** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, household items, trash/debris and/or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 05/02/2017 **Status:** MCEH

**Agenda No.:** 024 **Status:** Postponed  
**Respondent:** Hunter, Bobby L **CEO:** John Gannotti  
5029 Mobilair Dr, West Palm Beach, FL 33417-4726  
**Situs Address:** 5029 Mobilair Dr, West Palm Beach, FL **Case No:** C-2019-06110048  
**PCN:** 00-42-43-26-12-000-0020 **Zoned:** RH

- 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 structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 06/18/2019 **Status:** MCEH
  - 2** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-1984-027007-0000 B84027007 Fence - Residential has become inactive or expired.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
**Issued:** 06/18/2019 **Status:** CLS
  - 3** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically the c/l fence.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 06/18/2019 **Status:** MCEH

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 19, 2021 9:00 AM**

**Agenda No.:** 025 **Status:** Active  
**Respondent:** ISSON, JOSEPH **CEO:** Jodi A Guthrie  
 1277 Sunrise Rd, West Palm Beach, FL 33406-4936  
**Situs Address:** 1277 Sunrise Rd, West Palm Beach, FL **Case No.:** C-2020-02030007  
**PCN:** 00-43-44-07-08-000-0510 **Zoned:** RM

- Violations:**
- 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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 02/03/2020 **Status:** MCEH
  - 6 **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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 02/03/2020 **Status:** MCEH
  - 7 **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.  
 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.  
 All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (a)  
 Palm Beach County Property Maintenance Code - Section 14-33 (a)  
 Palm Beach County Property Maintenance Code - Section 14-45 (e) (1)  
**Issued:** 02/03/2020 **Status:** MCEH

cc: Mergenthaler, Peter

**Agenda No.:** 026 **Status:** Active  
**Respondent:** Hammer, John; Hammer, Regina **CEO:** Ray F Leighton  
 16790 E Hialeah Dr, Loxahatchee, FL 33470-3756  
**Situs Address:** 16790 E Hialeah Dr, Loxahatchee, FL **Case No.:** C-2019-08290029  
**PCN:** 00-40-43-13-00-000-3370 **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, enclosing the first floor into habitable space without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 09/06/2019 **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:** 09/06/2019 **Status:** MCEH

**Agenda No.:** 027 **Status:** Active  
**Respondent:** R. SIMOES AS TRUSTEE 3570 GULL ROAD TRUST U/T/D **CEO:** Ronald Ramos  
 2/13/2015  
 1015 10th St, Lake Park, FL 33403-2138  
**Situs Address:** 3570 Gull Rd, Palm Beach Gardens, FL **Case No.:** C-2019-01020002  
**PCN:** 00-43-41-31-04-013-0330 **Zoned:** RM

- Violations:**
- 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, remove any stored trash, garbage or debris from the yard or carport.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 01/03/2019 **Status:** MCEH

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 19, 2021 9:00 AM**

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

More specifically, a chain link and wood fence has been erected or installed without a valid building permit. Obtain required building permits for the chain link and wood fence or remove the chain link and wood fence.

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

**Issued:** 01/03/2019

**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, metal shed has been erected or installed without a valid building permit.

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

**Issued:** 01/03/2019

**Status:** MCEH

cc: R. Simoes As Trustee

**Agenda No.:** 028

**Status:** Active

**Respondent:** Ferreiro-Batista, Wilfredo  
4823 Cambridge St, Lake Worth, FL 33463-2233

**CEO:** Maggie Bernal

**Situs Address:** 4823 Cambridge St, Lake Worth, FL

**Case No.:** C-2018-08170052

**PCN:** 00-42-44-24-10-000-3990

**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, roofed and/or enclosed structure attached to back of main structure has been erected or installed without a valid building permit.

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

**Issued:** 08/20/2018

**Status:** SMO

**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, roofed structure attached to eastside of structure has been erected or installed without a valid building permit.

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

**Issued:** 08/20/2018

**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, canopy/canvas structure on east-side of structure has been erected or installed without a valid building permit.

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

**Issued:** 08/20/2018

**Status:** SMO

**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, permit #B2006-036303(Reroofing) has become inactive or expired.

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

**Issued:** 08/20/2018

**Status:** SMO

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 19, 2021 9:00 AM**

- |          |   |   |                           |                     |
|----------|---|---|---------------------------|---------------------|
| <b>5</b> | <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, C/L Fence has been erected or installed without a valid building permit. | <b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1 | <b>Issued:</b> 08/20/2018 | <b>Status:</b> MCEH |
| <b>6</b> | <b>Details:</b> 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.<br>More Specifically: Parking/storing of a commercial vehicle(s) in a residential zoning district is prohibited.  | <b>Code:</b> Unified Land Development Code - 6.A.1.D.19.b.1)  | <b>Issued:</b> 08/20/2018 | <b>Status:</b> SMO  |
| <b>7</b> | <b>Details:</b> 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, boat or vessel with accompanying trailers, and trailers.   | <b>Code:</b> Unified Land Development Code - 6.A.1.D.19.b.5)  | <b>Issued:</b> 08/20/2018 | <b>Status:</b> SMO  |

<b>Agenda No.:</b> 029	<b>Status:</b> Active
<b>Respondent:</b> Williams, Audrania C 12749 85th Rd N, West Palm Beach, FL 33412-2650	<b>CEO:</b> Brian Burdett
<b>Situs Address:</b> 12749 85th Rd N, West Palm Beach, FL	<b>Case No.:</b> C-2019-01070010
<b>PCN:</b> 00-41-42-22-00-000-3880	<b>Zoned:</b> AR

- |                    |          |   |   |                           |                     |
|--------------------|----------|---|---|---------------------------|---------------------|
| <b>Violations:</b> | <b>1</b> | <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, a barn/stable has been erected or installed without a valid building permit. | <b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1 | <b>Issued:</b> 01/08/2019 | <b>Status:</b> MCEH |
|                    | <b>2</b> | <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, fencing has been erected or installed without a valid building permit.       | <b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1 | <b>Issued:</b> 01/08/2019 | <b>Status:</b> MCEH |

<b>Agenda No.:</b> 030	<b>Status:</b> Active
<b>Respondent:</b> Lorraine A. Hinkle Lorraine A. Hinkle, Trustee of the Lorraine A. Hinkle Revocable Living Trust, dated March 23, 2014. 12163 Bimini Ave, Palm Beach Gardens, FL 33410-2323	<b>CEO:</b> Michelle I Malkin-Daniels
<b>Situs Address:</b> 12163 Bimini Ave, Palm Beach Gardens, FL	<b>Case No.:</b> C-2018-09050030
<b>PCN:</b> 00-43-41-31-01-005-0010	<b>Zoned:</b> RM

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|--------------------|----------|---|--|---------------------------|---------------------|
| <b>Violations:</b> | <b>1</b> | <b>Details:</b> Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.   | <b>Code:</b> Unified Land Development Code - 6.A.1.D.19.b.5)b) | <b>Issued:</b> 09/13/2018 | <b>Status:</b> MCEH |
|                    | <b>2</b> | <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, roofed wood structure has been erected or installed without a valid building permit. | <b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1  | <b>Issued:</b> 09/13/2018 | <b>Status:</b> MCEH |

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 19, 2021 9:00 AM**

**Agenda No.:** 031

**Status:** Active

**Respondent:** WESTCHESTER SQUARE L.L.C.  
 2750 NE 185th St, Ste 203, Aventura, FL 33180

**CEO:** David T Snell

**Situs Address:** 2800 N Military Trl, West Palm Beach, FL

**Case No:** C-2018-04020010

**PCN:** 00-42-43-24-19-000-0010

**Zoned:** CG

**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, Several building permits associated with 2800 N Military Trail have become inactive or expired.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
**Issued:** 06/25/2018 **Status:** MCEH

**Agenda No.:** 032

**Status:** Active

**Respondent:** ROZO, ALEJANDRA GUTIERREZ; CANDELAS, DANIEL  
 OMAR MURGUIA  
 14955 71st Pl N, Loxahatchee, FL 33470-4491

**CEO:** Brian Burdett

**Situs Address:** 14955 71st Pl N, Loxahatchee, FL

**Case No:** C-2018-08100034

**PCN:** 00-41-42-29-00-000-8100

**Zoned:** AR

**Violations:**

- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically: Open storage including but not limited to pallets, vegetative debris, blue tarp, toilet and other miscellaneous items.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 09/10/2018 **Status:** CLS
- 2** **Details:** Weeds. All premises and exterior property shall be maintained free from weeds or uncultivated vegetation:  
 greater than seven (7) inches in height when located on developed residential or developed nonresidential lots,  
 as set forth in division 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation. More specifically: high grass and weeds exceeding allowed height.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  
**Issued:** 09/10/2018 **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:** 09/10/2018 **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, fence/ accessory structure has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 09/10/2018 **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, storage structure (shipping container) has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 09/10/2018 **Status:** MCEH

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 19, 2021 9:00 AM**

**Agenda No.:** 033 **Status:** Active  
**Respondent:** ALONSO, PATRICIA **CEO:** Jodi A Guthrie  
2530 Myrica Rd, West Palm Beach, FL 33406-5129  
**Situs Address:** 2530 Myrica Rd, West Palm Beach, FL **Case No:** C-2018-09070003  
**PCN:** 00-43-44-08-13-000-0441 **Zoned:** RS

**Violations:**

<b>1</b>	<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, aluminum porch roof / carport has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1 <b>Issued:</b> 09/13/2018 <b>Status:</b> MCEH
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**Agenda No.:** 034 **Status:** Active  
**Respondent:** Eversfield, John D; Eversfield, Martha L **CEO:** John Gannotti  
2356 Beech Rd, West Palm Beach, FL 33409-6134  
**Situs Address:** 2356 Beech Rd, West Palm Beach, FL **Case No:** C-2019-10080043  
**PCN:** 00-42-43-25-09-037-0020 **Zoned:** RM

**Violations:**

<b>1</b>	<b>Details:</b> Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. <b>Code:</b> Unified Land Development Code - 6.A.1.D.19.b.5)b) <b>Issued:</b> 10/21/2019 <b>Status:</b> MCEH
<b>3</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Fence has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1 <b>Issued:</b> 10/21/2019 <b>Status:</b> MCEH
<b>4</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Shed has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1 <b>Issued:</b> 10/21/2019 <b>Status:</b> MCEH

**Agenda No.:** 035 **Status:** Active  
**Respondent:** BOGUES, ANDREE M **CEO:** Brian Burdett  
PO BOX 5358, Lake Worth, FL 33466-5358  
**Situs Address:** 16824 Hamlin Blvd, Loxahatchee, FL **Case No:** C-2019-04040017  
**PCN:** 00-40-42-24-00-000-3090 **Zoned:** AR

**Violations:**

<b>1</b>	<b>Details:</b> 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: High grass and weeds exceeding allowed height. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) <b>Issued:</b> 04/22/2019 <b>Status:</b> MCEH
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cc: Bogues, Andree M

**Agenda No.:** 036 **Status:** Active  
**Respondent:** Palmco Homes II Llc **CEO:** Frank H Amato  
3020 NE 32nd Ave, Ste 226, Fort Lauderdale, FL 33308  
**Situs Address:** 10144 Spyglass Way, Boca Raton, FL **Case No:** C-2019-02250013  
**PCN:** 00-41-46-36-02-000-0030 **Zoned:** AR

**Violations:**

<b>1</b>	<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, the sliding glass door opening was enclosed without a valid building permit.
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**CODE ENFORCEMENT  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
MAY 19, 2021 9:00 AM**

**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 02/27/2019

**Status:** MCEH

**cc:** Palmco Homes Li Llc  
Palmco Homes Li Llc  
Palmco Homes Li Llc  
Palmco Homes Li Llc

**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. "**