



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
NOVEMBER 18, 2020 1:00 PM**

**Special Magistrate:** Christy L Goddeau

**Agenda No.:** 001 **Status:** Active  
**Respondent:** Schimele, Michelle; Maldonado, Edwardo **CEO:** Maggie Bernal  
 4327 N Browning Dr, West Palm Beach, FL 33406-2917  
**Situs Address:** 4327 Browning Dr N, West Palm Beach, FL **Case No:** C-2018-09110047  
**PCN:** 00-42-44-01-04-000-0200 **Zoned:** RM

- Violations:**
- 3** **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:** 09/19/2018 **Status:** MCEH
  - 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:** 09/19/2018 **Status:** MCEH

**Agenda No.:** 002 **Status:** Active  
**Respondent:** H & E Luxury Management LLC **CEO:** Jose Feliciano  
 3720 S Ocean Blvd, Ste 1403, Highland Beach, FL 33487  
**Situs Address:** 3090 S Military Trl, Building A, Lake Worth, FL **Case No:** C-2019-06170003  
**PCN:** 00-42-44-24-01-000-0020 **Zoned:** CG

- Violations:**
- 1** **Details:** Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited.  
 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. Specifically; "Feathered Flag" Banners present at property front and at exterior wall of structure  
**Code:** Unified Land Development Code - 8.C.13  
**Issued:** 06/24/2019 **Status:** MCEH
  - 2** **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.  
  
 Any sign not permanently attached to a wall or the ground or any other approved supporting structure, or a sign designed to be transported, such as signs transported by wheels, mobile billboards, "A-frame" or sandwich type, sidewalk or curb signs, blank copy signs, and unanchored signs is prohibited.  
**Code:** Unified Land Development Code - 8.C.1  
 Unified Land Development Code - 8.C.4  
**Issued:** 06/24/2019 **Status:** MCEH
  - 3** **Details:** 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. specifically; unpermitted ground monument sign installed at property front.  
**Code:** Unified Land Development Code - 8.E  
**Issued:** 06/24/2019 **Status:** MCEH

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**NOVEMBER 18, 2020 1:00 PM**

**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, permits # B-2017-012679, E-2017-012679, B-2015-009757 and E-2014-027495 have become inactive or expired.

The final inspection shall be made after all work required by the building permit is completed. More Specifically, final Inspections required for inactive permits # B-2017-012679, E-2017-012679, B-2015-009757 and E-2014-027495.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, permits # B-2017-012679, E-2017-012679, B-2015-009757 and E-2014-027495 require final inspection.

**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
PBC Amendments to FBC 6th Edition (2017) - 110.3.10  
PBC Amendments to FBC 6th Edition (2017) - 111.5

**Issued:** 06/24/2019 **Status:** MCEH

**Agenda No.:** 003

**Respondent:** Class, Maria E

4672 Schall Rd, West Palm Beach, FL 33417-3046

**Status:** Active

**CEO:** John Gannotti

**Situs Address:** 4670 Schall Rd, West Palm Beach, FL

**Case No.:** C-2019-03040008

**PCN:** 00-42-43-24-00-000-7274

**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, Sub- Dividing a Quadplex without applying for Building, Electrical, Mechanical, Plumbing permits.
- The final inspection shall be made after all work required by the building permit is completed. More Specifically, a Final Inspection is required for the alterations to the interior / exterior of the Quadplex being sub-divided.
- No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, Sub- Dividing a Quadplex without applying for Building, Electrical, Mechanical, Plumbing permits.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
PBC Amendments to FBC 6th Edition (2017) - 110.3.10  
PBC Amendments to FBC 6th Edition (2017) - 111.1
- Issued:** 03/08/2019 **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.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)
- Issued:** 03/08/2019 **Status:** MCEH
- 4** **Details:** 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 14-45 (e) (1)
- Issued:** 03/08/2019 **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, In unit 4670 sliding glass doors have been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1
- Issued:** 03/08/2019 **Status:** MCEH

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**NOVEMBER 18, 2020 1:00 PM**

- 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 garage has been converted to habitable without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 03/08/2019 **Status:** MCEH
- 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, a roof overhang on 4672 has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 03/08/2019 **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, air conditioners have been installed thru the walls without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 03/08/2019 **Status:** MCEH
- 9     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:** 03/08/2019 **Status:** MCEH

**Agenda No.:** 004

**Status:** Active

**Respondent:** Rivero, Olga M

**CEO:** Elizabeth A Gonzalez

22660 SW 54th Ave, Boca Raton, FL 33433-6295

**Situs Address:** 22660 SW 54th Ave, Boca Raton, FL

**Case No.:** C-2018-12100037

**PCN:** 00-42-47-29-05-004-0010

**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-1989-026640-0000 B89026640 Addition - Residential has become inactive or expired.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
**Issued:** 12/28/2018 **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 has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 12/28/2018 **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, Fence permit has been altered.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 12/28/2018 **Status:** MCEH

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
NOVEMBER 18, 2020 1:00 PM**

<b>4</b>	<p><b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-1991-001128-0000 B91002162 Porch Residential has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.4.1  <b>Issued:</b> 12/28/2018 <span style="float: right;"><b>Status:</b> MCEH</span></p>
<b>5</b>	<p><b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-1992-031656-0000 B92025632 Enclosure (Patio Screen ) has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.4.1  <b>Issued:</b> 12/28/2018 <span style="float: right;"><b>Status:</b> MCEH</span></p>

**Agenda No.:** 005 **Status:** Active  
**Respondent:** Hani Enterprises, Inc. **CEO:** Michelle I Malkin-Daniels  
 1701 NW Ave D, Belle Glade, FL 33430  
**Situs Address:** 9377 Alternate A1A, West Palm Beach, FL **Case No:** C-2018-06010066  
**PCN:** 00-43-42-17-00-000-7011 **Zoned:** CG

**Violations:**

<b>1</b>	<p><b>Details:</b> 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.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  <b>Issued:</b> 06/06/2018 <span style="float: right;"><b>Status:</b> CLS</span></p>
<b>2</b>	<p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)  <b>Issued:</b> 06/06/2018 <span style="float: right;"><b>Status:</b> CLS</span></p>
<b>3</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, hot water heater has been replaced without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1  <b>Issued:</b> 06/06/2018 <span style="float: right;"><b>Status:</b> MCEH</span></p>
<b>4</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, alterations of electrical panel without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1  <b>Issued:</b> 06/06/2018 <span style="float: right;"><b>Status:</b> MCEH</span></p>
<b>5</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, interior alteration that re-located or removed electrical and plumbing without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1  <b>Issued:</b> 06/06/2018 <span style="float: right;"><b>Status:</b> MCEH</span></p>
<b>6</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fencing has been erected or installed without a valid building permit.</p>

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**NOVEMBER 18, 2020 1:00 PM**

- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 06/06/2018 **Status:** MCEH
- 7 **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-1987-004865-0000 (B87004865) for a freestanding sign has become inactive or expired.
- The final inspection shall be made after all work required by the building permit is completed. More Specifically, B-1987-004865-0000 (B87004865).
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
PBC Amendments to FBC 6th Edition (2017) - 110.3.10  
**Issued:** 06/06/2018 **Status:** MCEH
- 8 **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-1987-006152-0000 (E87006152) for a AC has become inactive or expired.
- The final inspection shall be made after all work required by the building permit is completed. More Specifically, E-1987-006152-0000 (E87006152).
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
PBC Amendments to FBC 6th Edition (2017) - 110.3.10  
**Issued:** 06/06/2018 **Status:** MCEH
- 9 **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-1987-009594-0000 (B87009594) for a freestanding sign has become inactive or expired.
- The final inspection shall be made after all work required by the building permit is completed. More Specifically, B-1987-009594-0000 (B87009594).
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
PBC Amendments to FBC 6th Edition (2017) - 110.3.10  
**Issued:** 06/06/2018 **Status:** MCEH
- 10 **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-1990-029693-0000 (B-90029130) for wall mounted sign has become inactive or expired.
- The final inspection shall be made after all work required by the building permit is completed. More Specifically, B-1990-029693-0000 (B-90029130).
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
PBC Amendments to FBC 6th Edition (2017) - 110.3.10  
**Issued:** 06/06/2018 **Status:** MCEH
- 11 **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-1990-029696-0000 (B90028889) for a sign face change has become inactive or expired.
- The final inspection shall be made after all work required by the building permit is completed. More Specifically, B-1990-029696-0000 (B90028889).
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
PBC Amendments to FBC 6th Edition (2017) - 110.3.10

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**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**NOVEMBER 18, 2020 1:00 PM**

	<b>Issued:</b> 06/06/2018		<b>Status:</b> MCEH
<b>12</b>	<p><b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2001-006575-0000 (E01002963) for a alarm system has become inactive or expired.</p> <p style="text-align: center;">The final inspection shall be made after all work required by the building permit is completed. More Specifically, E-2001-006575-0000 (E01002963) .</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.4.1  PBC Amendments to FBC 6th Edition (2017) - 110.3.10</p>		
	<b>Issued:</b> 06/06/2018		<b>Status:</b> MCEH
<b>13</b>	<p><b>Details:</b> All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (b)</p>		
	<b>Issued:</b> 06/06/2018		<b>Status:</b> CLS

cc: Hani Entrprs Inc

<b>Agenda No.:</b> 006		<b>Status:</b> Active	
<b>Respondent:</b> OLP PALM BEACH INC	1200 Pine Island Rd, Plantation, FL 33324	<b>CEO:</b> Deb L Wiggins	
<b>Situs Address:</b> 6628 Lakeside Rd, West Palm Beach, FL		<b>Case No.:</b> C-2019-01290005	
<b>PCN:</b> 00-42-43-27-19-000-0061		<b>Zoned:</b> CG	
<b>Violations:</b>			
<b>1</b>	<p><b>Details:</b> All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. More specifically, ceiling panels/tiles show evidence of moisture damage and are in need of repair and/or replacement.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-34 (c)</p> <p><b>Issued:</b> 04/29/2019 <span style="float: right;"><b>Status:</b> CLS</span></p>		
<b>2</b>	<p><b>Details:</b> All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. More specifically, the septic system is said to have back up issues and periodically infiltrates the interior of the structure.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)</p> <p><b>Issued:</b> 04/29/2019 <span style="float: right;"><b>Status:</b> MCEH</span></p>		
<b>3</b>	<p><b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2013-003836-0000 Reroofing - SFD, is inactive. Resolve same through the Building Division.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.4.1</p> <p><b>Issued:</b> 04/29/2019 <span style="float: right;"><b>Status:</b> CLS</span></p>		
<b>4</b>	<p><b>Details:</b> All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.</p> <p>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, roof is said to be leaking when it rains.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (d)  Palm Beach County Property Maintenance Code - Section 14-33 (g)</p> <p><b>Issued:</b> 04/29/2019 <span style="float: right;"><b>Status:</b> CLS</span></p>		
<b>5</b>	<p><b>Details:</b> Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, windows are said to leak when it rains.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (m)</p> <p><b>Issued:</b> 04/29/2019 <span style="float: right;"><b>Status:</b> MCEH</span></p>		
<b>6</b>	<p><b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair; More specifically, the wooden foot bridge near the N/W corner of the property is in disrepair.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e)</p>		

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**NOVEMBER 18, 2020 1:00 PM**

<b>7</b>	<p><b>Issued:</b> 04/29/2019 <span style="float: right;"><b>Status:</b> CLS</span></p> <p><b>Details:</b> All mechanical equipment, fireplaces and solid fuel-burning appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function; All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected; More specifically, the HVAC ("Air-Conditioning) system is in disrepair. The duct work is unclean and rusting, as are the A/C drop registers and the air handler. Also the filters are said to not be being changed in a timely, consistent manor. Permits are required should replacement of the components of this system be necessary.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-34 (c)  Palm Beach County Property Maintenance Code - Section 14-46 (b) (1)</p> <p><b>Issued:</b> 04/29/2019 <span style="float: right;"><b>Status:</b> CLS</span></p>
<b>8</b>	<p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items; More specifically, outdoor storage of miscellaneous debris and items observed on the site.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 04/29/2019 <span style="float: right;"><b>Status:</b> MCEH</span></p>

cc: Olp Palm Beach Inc  
Olp Palm Beach Inc

**Agenda No.:** 007 **Status:** Active  
**Respondent:** Sykes, D M; Sykes, Joan M **CEO:** John Gannotti  
1763 C Rd, Loxahatchee, FL 33470-4231  
**Situs Address:** 5000 Mobilair Dr, West Palm Beach, FL **Case No:** C-2019-06110050  
**PCN:** 00-42-43-26-12-000-0190 **Zoned:** RH

<b>Violations:</b>	<p><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 shed has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1</p> <p><b>Issued:</b> 06/17/2019 <span style="float: right;"><b>Status:</b> MCEH</span></p>
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cc: Sykes, D M  
Sykes, Joan M

**Agenda No.:** 008 **Status:** Active  
**Respondent:** CAREY & RIVERA PROPERTIES LLC **CEO:** Jose Feliciano  
2200 Butts Rd, Ste 300, Boca Raton, FL 33431-7453  
**Situs Address:** 4567 Gulfstream Rd, Lake Worth, FL **Case No:** C-2019-01100012  
**PCN:** 00-43-44-30-01-077-0031 **Zoned:** RM

<b>Violations:</b>	<p><b>12</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, chain link fence and gate have been erected or installed without a valid building permit at property front.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1</p> <p><b>Issued:</b> 01/28/2019 <span style="float: right;"><b>Status:</b> MCEH</span></p>
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**Agenda No.:** 009 **Status:** Active  
**Respondent:** HUNTINGTON LAKES SECTION ONE ASSOCIATION INC **CEO:** Frank H Amato  
6111 Broken Sound Pkwy NW, Ste 200, Boca Raton, FL  
33487  
**Situs Address:** FL **Case No:** C-2018-03150032  
**PCN:** 00-42-46-15-19-000-0012 **Zoned:** RH

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**NOVEMBER 18, 2020 1:00 PM**

**Violations:**

<b>1</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the repaving of the parking lots in Section 1 has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1  <b>Issued:</b> 03/15/2018 <span style="float: right;"><b>Status:</b> MCEH</span></p>
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**cc:** Huntington Lakes Section One Association Inc  
Huntington Lakes Section One Association Inc  
Huntington Lakes Section One Association Inc

<b>Agenda No.:</b> 010	<b>Status:</b> Active
<b>Respondent:</b> REGISME, KERMITHE and MISGUET 5718 Ithica Cir E, Lake Worth, FL 33463-1561	<b>CEO:</b> Nick N Navarro
<b>Situs Address:</b> 5718 Ithaca Cir E, Lake Worth, FL	<b>Case No:</b> C-2018-04190036
<b>PCN:</b> 00-42-44-35-03-000-5670	<b>Zoned:</b> RS

**Violations:**

<b>1</b>	<p><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.</p> <p style="text-align: center;">More Specifically: White Box Truck</p> <p><b>Code:</b> Unified Land Development Code - 6.A.1.D.19.b.1)  <b>Issued:</b> 04/20/2018 <span style="float: right;"><b>Status:</b> CLS</span></p>
<b>2</b>	<p><b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.</p> <p style="text-align: center;">More specifically: The following permits have become inactive or expired.  -B-2002-025016-0000 Miscellaneous  -E-2002-025016-0001 General Electrical</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.4.1  <b>Issued:</b> 04/20/2018 <span style="float: right;"><b>Status:</b> MCEH</span></p>

<b>Agenda No.:</b> 011	<b>Status:</b> Active
<b>Respondent:</b> Garcia, Jaime; Garcia, Jameli; Garcia, Lida 1200 Handy Oak Cir, Royal Palm Beach, FL 33411-3230	<b>CEO:</b> Caroline Foulke
<b>Situs Address:</b> 1200 Handy Oak Cir, West Palm Beach, FL	<b>Case No:</b> C-2015-02130002
<b>PCN:</b> 00-42-43-29-05-000-0450	<b>Zoned:</b> RS

**Violations:**

<b>1</b>	<p><b>Details:</b> Erecting/installing fence, porch without first obtaining required building permits is prohibited.</p> <p><b>Code:</b> Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1  <b>Issued:</b> 04/23/2015 <span style="float: right;"><b>Status:</b> MCEH</span></p>
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<b>Agenda No.:</b> 012	<b>Status:</b> Active
<b>Respondent:</b> Sinai Missionary Baptist Church, Inc. 4735 Lantana Rd, Lake Worth, FL 33463-6911	<b>CEO:</b> Maggie Bernal
<b>Situs Address:</b> 4735 Lantana Rd, Lake Worth, FL	<b>Case No:</b> C-2016-03070035
<b>PCN:</b> 00-42-44-36-09-011-0090	<b>Zoned:</b> AR

**Violations:**

<b>1</b>	<p><b>Details:</b> Erecting/installing Shipping container(s) without first obtaining required building permits is prohibited(s).</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2014) - 105.1  <b>Issued:</b> 03/18/2016 <span style="float: right;"><b>Status:</b> MCEH</span></p>
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<b>Agenda No.:</b> 013	<b>Status:</b> Active
<b>Respondent:</b> Callaghan, Brendan P; Callaghan, Mary C 514 Enfield Rd, Delray Beach, FL 33444	<b>CEO:</b> David T Snell
<b>Situs Address:</b> 5692 Wingham Way, Lake Worth, FL	<b>Case No:</b> C-2016-08100019



**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**NOVEMBER 18, 2020 1:00 PM**

**PCN:** 00-42-44-34-04-029-0030

**Zoned:** RS

**Violations:**

<b>1</b>	<p><b>Details:</b> Any contractor, owner, or agent authorized in accordance with Florida Statute Chapter 489 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, plumbing, fire protection system, or accessible or flood resistant site element, 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(s).</p> <p style="text-align: center;">More Specifically: The Added Rear Enclosure.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2014) - 105.1  <b>Issued:</b> 12/06/2016 <span style="float: right;"><b>Status:</b> MCEH</span></p>
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**Agenda No.:** 014

**Status:** Active

**Respondent:** JUPITER SMI, LLC  
 1201 Hays St, Tallahassee, FL 32301-2525

**CEO:** Rick E Torrance

**Situs Address:** 3238 Casseekey Island Rd, Jupiter, FL

**Case No:** C-2019-04100015

**PCN:** 00-43-41-07-01-005-0010

**Zoned:** RM

**Violations:**

<b>1</b>	<p><b>Details:</b> 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, the parking lot contains cracks and potholes and is in a state of disrepair.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (b)  <b>Issued:</b> 04/12/2019 <span style="float: right;"><b>Status:</b> MCEH</span></p>
<b>2</b>	<p><b>Details:</b> Off-street parking spaces shall be provided for the use of residents, customers, patrons and employees. Required parking spaces shall not be used for the storage, sale or display of goods or materials or for the sale, repair, or servicing of vehicles. All vehicles parked within off-street parking areas shall be registered and capable of moving under their own power. Required off-street parking spaces shall be free from building encroachments.</p> <p><b>Code:</b> Unified Land Development Code - 6.A.1.D.3  <b>Issued:</b> 04/12/2019 <span style="float: right;"><b>Status:</b> MCEH</span></p>
<b>3</b>	<p><b>Details:</b> Wheel stops shall have a minimum height of six inches above the finished grade of the parking area, properly anchored, and continuously maintained in good condition. The space between the wheel stop and the front end of the parking space may be paved for anchoring and maintenance purposes. Wheel stop anchor rods shall be set through the wheel stop and the pavement. The bottom of the wheel stop must rest fully on the pavement to prevent rocking. More specifically, wheel stops are broken and dislodged.</p> <p><b>Code:</b> Unified Land Development Code - 7.C.4.E.4  <b>Issued:</b> 04/12/2019 <span style="float: right;"><b>Status:</b> MCEH</span></p>
<b>4</b>	<p><b>Details:</b> Except for parallel parking spaces, parking lots containing spaces for three or more vehicles shall delineate each space by single or double stripes on each side of the space. All stripes shall be painted in white paint except for handicapped spaces which shall have blue stripes. The width of the painted stripe shall be four inches. Double striping separation from inside edge of stripe to inside edge of stripe shall be no less than eight inches and no more than 16 inches. The effective width of the double stripes shall range from 16 inches to 24 inches, measured from outside edge of stripe to outside edge of stripe. More specifically, the parking lot striping is faded and does not properly delineate handicapped and regular parking in accordance with the approved site plan.</p> <p><b>Code:</b> Unified Land Development Code - 6.A.D.14.b.5  <b>Issued:</b> 04/12/2019 <span style="float: right;"><b>Status:</b> MCEH</span></p>
<b>5</b>	<p><b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the parking lot site lighting is in disrepair. Some of the lights are improperly wired, posts are rotted and the concrete bases are broken.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e)  <b>Issued:</b> 04/12/2019 <span style="float: right;"><b>Status:</b> MCEH</span></p>
<b>6</b>	<p><b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, in-ground metal utility covers located between the marina and the docks are extremely rusted and in disrepair.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e)  <b>Issued:</b> 04/12/2019 <span style="float: right;"><b>Status:</b> MCEH</span></p>

cc: John, Powers D

**Agenda No.:** 015

**Status:** Active

**Respondent:** Lopez, Eusebio; Lopez, Clara  
 4557 Kelmar Dr, West Palm Beach, FL 33415-4644

**CEO:** Maggie Bernal

**Situs Address:** 4557 Kelmar Dr, West Palm Beach, FL

**Case No:** C-2017-12120030

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**NOVEMBER 18, 2020 1:00 PM**

PCN: 00-42-44-12-05-000-0050

Zoned: RM

**Violations:**

- |          |  |
|----------|--|
| <b>1</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><br><b>Code:</b> Unified Land Development Code - 6.A.1.D.19.b.1)<br><b>Issued:</b> 01/10/2018 <span style="float:right"><b>Status:</b> MCEH</span>  |
| <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, Aluminum carport structure has been erected or installed without a valid building permit.<br><br><b>Code:</b> PBC Amendments to FBC 6th Edition (2014) - 105.1<br><b>Issued:</b> 01/10/2018 <span style="float:right"><b>Status:</b> MCEH</span>                  |
| <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, South-end Building Structure has been erected or installed without a valid building permit.<br><br><b>Code:</b> PBC Amendments to FBC 6th Edition (2014) - 105.1<br><b>Issued:</b> 01/10/2018 <span style="float:right"><b>Status:</b> MCEH</span>                |
| <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, West-end Building Structure has been erected or installed without a valid building permit.<br><br><b>Code:</b> PBC Amendments to FBC 6th Edition (2014) - 105.1<br><b>Issued:</b> 01/10/2018 <span style="float:right"><b>Status:</b> MCEH</span>                 |
| <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, Utility Building/Shed Structure (west-side) has been erected or installed without a valid building permit.<br><br><b>Code:</b> PBC Amendments to FBC 6th Edition (2014) - 105.1<br><b>Issued:</b> 01/10/2018 <span style="float:right"><b>Status:</b> MCEH</span> |

**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. "**