



**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

**Special Magistrate: Richard Gendler
Contested**

**Special Magistrate: Renee Clark
Non-Contested**

A. WELCOME

B. STAFF ANNOUNCEMENTS / REMARKS

C. DIVIDING THE HEARING - CONTESTED AND NON-CONTESTED

D. SCHEDULED CASES

Agenda No.: 001	Complexity Level: -	Status: Removed
Respondent: 67th Street North, LLC 13529 Barberry Dr, Wellington, FL 33414-8518		CEO: Jen L Batchelor
Situs Address: 13755 67th St N, West Palm Beach, FL		Case No: C-2024-05080014
PCN: 00-41-42-33-00-000-3500		Zoned: AR

- Violations:**
- | | | |
|----------|--|--------------------|
| 1 | Details: Parking shall be prohibited on all vacant properties in residential districts. More specifically, but not limited to, large commercial trucks parked on the property.
Code: Unified Land Development Code - 6.D.1.A.4.a.3
Issued: 05/15/2024 | Status: CLS |
| 2 | Details: One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.
Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 05/15/2024 | Status: CLS |

Agenda No.: 002	Complexity Level: -	Status: Active
Respondent: Marrero, Yaite; Ruz, Ricardo 621 Beech Rd, West Palm Beach, FL 33409-6170		CEO: Jen L Batchelor
Situs Address: 14281 Orange Blvd, Loxahatchee, FL		Case No: C-2023-05080005
PCN: 00-41-42-29-00-000-6070		Zoned: AR

- Violations:**
- | | | |
|----------|---|--------------------|
| 1 | Details: One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically there are at least three semi-tractor trailers on the rear of the property.
Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 01/09/2024 | Status: SIT |
| 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, there are concrete columns at the front of the property that have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/09/2024 | Status: SIT |

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

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, a shed in the back yard has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 01/09/2024

Status: SIT

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 roof structure in the back yard has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 01/09/2024

Status: SIT

Agenda No.: 003

Complexity Level: -

Status: Active

Respondent: Ojeda Romero, Jose A

CEO: Jen L Batchelor

316 NW 11th Ave, Delray Beach, FL 33444-1737

Situs Address: 99th Ct N, Loxahatchee,, FL

Case No: C-2024-05130009

PCN: 00-41-42-18-00-000-3140

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.

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, for site development of the vacant lot without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

PBC Amendments to FBC 7th Edition (2020) - 110.9

Issued: 05/16/2024

Status: SIT

Agenda No.: 004

Complexity Level: -

Status: Active

Respondent: Watson, Robbie

CEO: Jen L Batchelor

6464 Dennis St, Loxahatchee, FL 33470-2161

Situs Address: 6464 Dennis St, Loxahatchee,, FL

Case No: C-2024-01110017

PCN: 00-40-42-32-00-000-7410

Zoned: AR

Violations:

1 **Details:** The purpose and intent of these regulations is to mitigate potential adverse environmental impacts, pathogens, and other nuisances associated with the inappropriate use or disposal of livestock waste received from off-site sources. Adverse impacts include but are not limited to: ground and surface water pollution due to excessive nutrient discharge, specifically nitrogen or phosphorus; odors or other nuisance from improperly stored, composted, or spread livestock waste. The storage or spreading of livestock waste that is received from off-site sources is prohibited. More specifically, numerous loads of manure on the vacant property.

Code: Unified Land Development Code - 5.J.1; 5.J.3

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

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 # E1998-025263(Electrical) has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 02/29/2024 **Status:** CLS

Agenda No.: 007 **Complexity Level:** 1 **Status:** Active
Respondent: Quintana, Idel Napoles **CEO:** Maggie Bernal
3925 Espan Ct, Lake Worth Beach, FL 33461-1803
Situs Address: 3949 Melaleuca Ln, Lake Worth, FL **Case No:** C-2024-02210006
PCN: 00-43-44-30-01-081-0042 **Zoned:** RM

Violations:

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: Accessory Bldg./Metal Shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/08/2024 **Status:** CEH

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: Driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/08/2024 **Status:** CEH

Agenda No.: 008 **Complexity Level:** 1 **Status:** Active
Respondent: EQUITABLE REOJ LLC **CEO:** Steve G Bisch
4530 Pine Tree Dr, Boynton Beach, FL 33436-4825
Situs Address: 15056 S Jog Rd, Delray Beach, FL **Case No:** C-2023-12040026
PCN: 00-42-46-22-23-005-0050 **Zoned:** CG

Violations:

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
More specifically, A canopy structure with multiple electrical and mechanical components has been erected without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/13/2023 **Status:** CEH

Agenda No.: 009 **Complexity Level:** 1 **Status:** Active
Respondent: Lowenstein, Cindy **CEO:** Steve G Bisch
111 Scott Ave, South Amboy, NJ 08879-1147
Situs Address: 17261 Balboa Point Way, Boca Raton, FL **Case No:** C-2024-04030027
PCN: 00-43-46-31-12-000-0150 **Zoned:** RS

Violations:

1 **Details:** Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)
Issued: 04/12/2024 **Status:** CEH

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 the screen room on the rear of the dwelling has torn and missing screens.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 04/12/2024 **Status:** CEH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

1300 Park Central Blvd S, PompanoBeach, FL 33064

Situs Address:

Case No: C-2023-10120005

PCN:

Zoned:

Violations:

1 **Details:** Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. More specifically there is cracked and spalling concrete on the underside of the walkway between units 383 and 384 Saxony. More easily visible looking up between units 359 and 360.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 11/22/2023 **Status:** CLS

Agenda No.: 013

Complexity Level: 1

Status: Active

Respondent: Pulido Boet, Pedro L; Gutierrez Perez, Andrea
 16795 63rd Rd N, Loxahatchee, FL 33470-6010

CEO: Brian Burdett

Situs Address: 16795 63rd Rd N, Loxahatchee, FL

Case No: C-2024-03070002

PCN: 00-40-42-36-00-000-7330

Zoned: AR

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/15/2024 **Status:** SIT

Agenda No.: 014

Complexity Level: 1

Status: Active

Respondent: La Rosa, Jose Clemente
 9469 Mandarin Blvd, Loxahatchee, FL 33470-2655

CEO: Brian Burdett

Situs Address: 9469 Mandarin Blvd, Loxahatchee, FL

Case No: C-2024-03040025

PCN: 00-40-42-14-00-000-7010

Zoned: AR

Violations:

1 **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically: several semi-tractors and trailers stored in a residential zone.
Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 03/04/2024 **Status:** SIT

Agenda No.: 015

Complexity Level: 1

Status: Active

Respondent: Marshall, Sean Michael; Stepro, Kasey Lynn
 13881 54th St N, West Palm Beach, FL 33411

CEO: Brian Burdett

Situs Address: 16143 62nd Rd N, Loxahatchee, FL

Case No: C-2023-12180005

PCN: 00-40-42-36-00-000-5500

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, fill dirt has been erected or installed without a valid building permit.

 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, fill dirt.

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 110.9
Issued: 01/04/2024 **Status:** SIT

cc: Marshall, Sean Michael
Stepro, Kasey Lynn

Agenda No.: 016 **Complexity Level:** - **Status:** Removed
Respondent: Ram Construction MGMT Inc. **CEO:** Brian Burdett
4700 SW 51st St, Ste 208, Davie, FL 33314
Situs Address: 70th St N, FL **Case No:** C-2024-01250007
PCN: 00-40-42-26-00-000-7900 **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, Fill has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/07/2024 **Status:** CLS

2 **Details:** Parking shall be prohibited on all vacant properties in residential districts. More specifically including but not limited to utility trailers.
Code: Unified Land Development Code - 6.D.1.A.4.a.3
Issued: 02/07/2024 **Status:** CLS

3 **Details:** An accessory use shall continue only as long as the principal use that it serves remains active. More specifically, accessory structure on vacant lot.
Code: Unified Land Development Code - 4.B.1.D.5
Issued: 02/07/2024 **Status:** CLS

4 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically: burying vegetative debris on vacant lot.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/07/2024 **Status:** CLS

cc: Ram Construction Mgmt Inc.

Agenda No.: 017 **Complexity Level:** - **Status:** Removed
Respondent: ALENCAR, GIDALTI **CEO:** Richard F Cataldo
10467 S 228th Ln, Boca Raton, FL 33428-5746
Situs Address: 10467 228th Ln S, Boca Raton, FL **Case No:** C-2024-02010014
PCN: 00-41-47-25-11-002-0100 **Zoned:** RS

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, roof repair without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/02/2024 **Status:** CLS

Agenda No.: 018 **Complexity Level:** 1 **Status:** Active
Respondent: BRITTON VERANDA CLUB LLC **CEO:** Richard F Cataldo
1200 S Pine Island Rd, Plantation, FL 33324
Situs Address: 6061 Palmetto Cir N, Boca Raton, FL **Case No:** C-2024-04080004
PCN: 00-42-47-22-01-032-0000 **Zoned:** AR

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 # M-2022-008041-0000 for HVAC has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

- | | |
|----------|--|
| 2 | Issued: 04/12/2024 Status: CLS
Details: 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, permit # M-2022-008041-0000 for HVAC requires a certificate of completion.
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 04/12/2024 Status: CLS |
| 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 # M-2022-007827-0000 for HVAC has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 04/12/2024 Status: CLS |
| 4 | Details: 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, permit # M-2022-007827-0000 for HVAC requires a certificate of completion.
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 04/12/2024 Status: CEH |

cc: Britton Veranda Club Llc
Britton Veranda Club Llc

Agenda No.: 019	Complexity Level: -	Status: Removed
Respondent: CORONADO AT BOCA RATON CONDOMINIUM ASSOCIATION, INC. 806 S Military Trl, Deerfield Beach, FL 33442		CEO: Richard F Cataldo
Situs Address: 22703 Camino Del Mar, Building 2, Boca Raton, FL		Case No: C-2024-03220011
PCN: 00-42-47-27-57-002-		Zoned: AR

- | | |
|----------|---|
| 1 | Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, the exterior door of the west stairwell that opens to the fourth floor does not fully close properly.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 03/29/2024 Status: CLS |
|----------|---|

Agenda No.: 020	Complexity Level: 1	Status: Active
Respondent: Machado, Jose A; Machado, Mildred A 22321 Doran Ave, Boca Raton, FL 33428-3994		CEO: Richard F Cataldo
Situs Address: 22321 Doran Ave, Boca Raton, FL		Case No: C-2023-12270018
PCN: 00-41-47-26-03-030-0040		Zoned: RS

- | | |
|----------|---|
| 1 | Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the driveway has been widened without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/02/2024 Status: CEH |
| 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, concrete pavers have been installed in the right-of-way without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/02/2024 Status: CLS |

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

- 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, an attached roofed canopy structure on the right side of the residence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/02/2024 **Status:** CEH
- 7** **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
a. The barrier must be at least four (4) feet high on the outside.
b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.
More specifically, a permit is on file for a screen enclosure as the pool barrier, however, the screen enclosure has been removed.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 01/02/2024 **Status:** CEH

Agenda No.: 021 **Complexity Level:** - **Status:** Removed
Respondent: Ochoa, Clara I **CEO:** Richard F Cataldo
6990 Calle Del Paz W, Boca Raton, FL 33433-6426
Situs Address: 6990 Calle Del Paz W, Boca Raton, FL **Case No:** C-2023-11200021
PCN: 00-42-47-27-05-003-0080 **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, fence in front setback has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/20/2023 **Status:** CLS

Agenda No.: 022 **Complexity Level:** 1 **Status:** Removed
Respondent: 2478 KENTUCKY LLC **CEO:** Frank A Davis
500 Santa Fe Rd, West Palm Beach, FL 33406
Situs Address: 2478 Kentucky St, West Palm Beach, FL **Case No:** C-2023-08110002
PCN: 00-43-44-05-11-002-0011 **Zoned:** RS

- Violations:** **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, 4' Chain link and 6' Wood fence/ Gate has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/22/2023 **Status:** CLS
- 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, Enclosed Carport has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/22/2023 **Status:** CLS

cc: 2478 Kentucky Llc
2478 Kentucky Llc

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

Agenda No.: 023 **Complexity Level:** 1 **Status:** Removed
Respondent: GARCIA, JUAN GOMEZ **CEO:** Frank A Davis
 902 N C St, Lake Worth Beach, FL 33460-2439
Situs Address: 2887 Oak Dr, West Palm Beach, FL **Case No:** C-2024-04300009
PCN: 00-43-44-08-10-001-0050 **Zoned:** RS

- Violations:**
- 2 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Garage Addition has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/21/2024 **Status:** CLS

 - 3 Details:** Every habitable space shall have at least one (1) openable window that can be easily opened. The total openable area of the window in every room shall be equal to at least forty-five (45) percent of the minimum glazed area required in subsection 14-42(a). More specifically Shutters Covering Windows.
Code: Palm Beach County Property Maintenance Code - Section 14-43 (a)
Issued: 05/21/2024 **Status:** CLS

cc: Garcia, Juan Gomez

Agenda No.: 024 **Complexity Level:** 1 **Status:** Active
Respondent: LEGGE, MICHAEL **CEO:** Frank A Davis
 2365 Carambola Rd, West Palm Beach, FL 33406-5224
Situs Address: 2365 Carambola Rd, West Palm Beach, FL **Case No:** C-2024-01080001
PCN: 00-43-44-08-06-003-0203 **Zoned:** RS

- Violations:**
- 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, 6' Wood Fence/ Gate has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/16/2024 **Status:** SIT

 - 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, New Windows has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/16/2024 **Status:** SIT

 - 6 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, the exterior of Needs repair (Siding).
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 01/16/2024 **Status:** SIT

Agenda No.: 025 **Complexity Level:** 1 **Status:** Active
Respondent: PINO, BARBARA **CEO:** Frank A Davis
 3870 Home St, West Palm Beach, FL 33406-4914
Situs Address: 3870 Home St, West Palm Beach, FL **Case No:** C-2024-03190015
PCN: 00-43-44-07-08-000-0101 **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, 6' Chain Link and 6' Wood Fence/ Gate has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/19/2024 **Status:** CEH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

- 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, Rear Addition has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 03/19/2024 **Status:** CEH
- 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, Shed has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 03/19/2024 **Status:** CEH
- 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, Light Poles in Rear has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 03/19/2024 **Status:** CEH

cc: Code Enforcement

Agenda No.: 026	Complexity Level: 1	Status: Removed
Respondent: SOTOLONGO, LEISY; SOLA, OSCAR		CEO: Frank A Davis
	3017 Collin Dr, West Palm Beach, FL 33406-5012	
Situs Address: 3017 Collin Dr, West Palm Beach, FL		Case No: C-2024-02140018
PCN: 00-43-44-07-09-021-0020		Zoned: RM
Violations:	<ul style="list-style-type: none"> <li style="margin-bottom: 10px;"> <p>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, Paver Diveway has been erected or installed without a valid building permit.</p> <p style="margin-left: 20px;">Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p style="margin-left: 20px;">Issued: 02/21/2024 Status: CLS</p> <p>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, 4' & 6' White Gate/ Fence has been erected or installed without a valid building permit.</p> <p style="margin-left: 20px;">Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p style="margin-left: 20px;">Issued: 02/21/2024 Status: CLS</p> 	

cc: Code Enforcement

Agenda No.: 027	Complexity Level: 1	Status: Removed
Respondent: UNIVERSE NEWWAVE INVESTMENTS LLC		CEO: Frank A Davis
	4613 N University Dr, Pompano Beach, FL 33067-4602	
Situs Address: 4762 Canal Rd, West Palm Beach, FL		Case No: C-2023-11070011
PCN: 00-42-44-01-06-001-0010		Zoned: RH
Violations:	<ul style="list-style-type: none"> <p>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, Multiple Sheds has been erected or installed without a valid building permit.</p> <p style="margin-left: 20px;">Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p style="margin-left: 20px;">Issued: 11/07/2023 Status: CLS</p> 	

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

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, 4' Chain Link Fence/ Gate has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/07/2023 **Status:** CLS

cc: Code Enforcement
Universe Newwave Investments Llc

Agenda No.: 028 **Complexity Level:** 1 **Status:** Removed
Respondent: Garcia, Ulises; Garcia, Aleida **CEO:** Darrin L Emmons
13045 47th Ct N, West Palm Beach, FL 33411-8130
Situs Address: 13045 47th Ct N, West Palm Beach, FL **Case No:** C-2024-01080029
PCN: 00-41-43-09-00-000-1790 **Zoned:** AR

Violations:

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

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/16/2024 **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, a wood and wire fence has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/16/2024 **Status:** CLS

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

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/16/2024 **Status:** CLS

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

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/16/2024 **Status:** CLS

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, Pool permit # B-2008-001016-0000 has become inactive or expired.

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, Pool permit #B-2008-001016-0000 has become inactive.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 01/16/2024 **Status:** CLS

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

- 9** **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
- a. The barrier must be at least four (4) feet high on the outside.
 - b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
 - c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 01/16/2024 **Status:** CLS
- 10** **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, there is a roofed structure behind the residence that has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/16/2024 **Status:** CLS

Agenda No.: 029 **Complexity Level:** 1 **Status:** Active
Respondent: Malafronte, Frank R **CEO:** Darrin L Emmons
17285 42nd Rd N, Loxahatchee, FL 33470-3510
Situs Address: 17285 42nd Rd N, Loxahatchee, FL **Case No:** C-2024-02210011
PCN: 00-40-43-11-00-000-5540 **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, there are two shipping type containers on this residential property without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/26/2024 **Status:** SIT
- 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, a metal accessory building has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/26/2024 **Status:** SIT

Agenda No.: 030 **Complexity Level:** 1 **Status:** Active
Respondent: Owen, Malcolm L; Owen, Ethel D **CEO:** Darrin L Emmons
13749 Persimmon Blvd, West Palm Beach, FL 33411-8150
Situs Address: 13749 Persimmon Blvd, West Palm Beach, FL **Case No:** C-2024-01260007
PCN: 00-41-43-04-00-000-8020 **Zoned:** AR

Violations:

- 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, a White shed has been erected or installed in the rear East side of this residential property without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/30/2024 **Status:** CLS

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

- 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 White shed has been erected or installed in the rear East side of this residential property without a valid building permit. has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/30/2024 **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, Addition to Building permit # B-1999-034101-0000 has become inactive or expired.
- 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, Addition to Building permit #B-1999-034101-0000 has become inactive.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 01/30/2024 **Status:** SIT

Agenda No.: 031 **Complexity Level:** 1 **Status:** Active
Respondent: Santos, Jason A **CEO:** Darrin L Emmons
 16888 W Goldcup Dr, Loxahatchee, FL 33470-4134
Situs Address: 16888 W Goldcup Dr, Loxahatchee, FL **Case No:** C-2024-01080024
PCN: 00-40-43-25-00-000-3810 **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 Red shed has been erected or installed on the West side of this residential property without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/30/2024 **Status:** SIT
- 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, a wooden pergola has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/30/2024 **Status:** SIT
- 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 metal roofed canopy type structure has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/30/2024 **Status:** SIT
- 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 wood on wood fence has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/30/2024 **Status:** SIT

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

Issued: 03/06/2024 **Status:** CLS

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. More Specifically; inoperative, inoperable motor vehicles being parked at property front driveway.

It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. More Specifically; unlicensed motor vehicles being parked at property.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Unified Land Development Code - 6.D.1.A.4.a.2.a

Issued: 03/06/2024 **Status:** CEH

Agenda No.: 034 **Complexity Level:** 1 **Status:** Active
Respondent: Lopez, Ernesto F; Lopez, Rosalinda **CEO:** Caroline Foulke
 7 W Palm Ave, Lake Worth, FL 33467-4825
Situs Address: 7 W Palm Ave, Lake Worth, FL **Case No:** C-2023-07240005
PCN: 00-42-44-28-04-000-1680 **Zoned:** RS

Violations:

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, pavepaver brick driveway extension r brick driveway extension has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/27/2023 **Status:** CEH

Agenda No.: 035 **Complexity Level:** 1 **Status:** Removed
Respondent: POLO WEST GOLF CLUB INC **CEO:** Caroline Foulke
 11199 Polo Club Rd, Wellington, FL 33414-6064
Situs Address: 8721 Lyons Rd, Boynton Beach, FL **Case No:** C-2024-04240010
PCN: 00-42-45-18-08-007-0000 **Zoned:** AGR-PUD

Violations:

1 Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More Specifically: Fence and fence columns are in disrepair.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 05/02/2024 **Status:** CLS

2 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. More Specifically: Green mold on fencing.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (a)
Issued: 05/02/2024 **Status:** CLS

cc: Polo West Golf Club Inc.

Agenda No.: 036 **Complexity Level:** 1 **Status:** Active
Respondent: Lazo Venture Llc **CEO:** John Gannotti
 3797 S Military Trl, Lake Worth, FL 33463
Situs Address: 4586 Orlando Ave, West Palm Beach, FL **Case No:** C-2024-05300016
PCN: 00-42-43-24-05-000-0300 **Zoned:** RM

Violations:

1 Details: The exterior of all vacant structures shall be maintained in a manner required of occupied structures as provided in this code: window areas shall be maintained with appropriate glass and glazing treatment, exterior doors shall be water- and weather-tight, walls and roof areas shall be maintained in a clean, safe and intact condition, and water- and weather-tight. More specifically the white structure (garage) on the southeast side of the main structure with a collapsed roof and leaning walls.

Code: Palm Beach County Property Maintenance Code - Section 14-31 (c) (1)
Issued: 05/30/2024 **Status:** CEH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

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-2023-035587-0000 has become inactive or expired.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1

Issued: 04/05/2024

Status: CEH

Agenda No.: 039

Complexity Level: 1

Status: Active

Respondent: Elisias, Walande; Elisias, Tyger

CEO: Dennis A Hamburger

6345 Country Fair Cir, Boynton Beach, FL 33437-2823

Situs Address: 6345 Country Fair Cir, Boynton Beach, FL

Case No.: C-2024-03290002

PCN: 00-42-45-22-03-000-0270

Zoned: RS

Violations:

1 **Details:** Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)

Issued: 04/01/2024

Status: CEH

2 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)

Issued: 04/01/2024

Status: CEH

Agenda No.: 040

Complexity Level: -

Status: Active

Respondent: Anastasio, Antonio Evangelista; Lozano, Rosa Maria Garcia

CEO: Jamie G Illicete

424 Erie Dr, Jupiter, FL 33458-4216

Situs Address: 424 Erie Dr, Jupiter, FL

Case No.: C-2023-11060017

PCN: 00-42-41-01-05-011-0130

Zoned: RM

Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, trailer parked in a required front setback or other area between the structure and the street.

Code: Unified Land Development Code - 6.D.1.A.1.b

Issued: 11/15/2023

Status: CLS

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, accessory structure (shed) on northside of structure has been erected or installed without a valid building permit/setback review permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 11/15/2023

Status: CEH

Agenda No.: 041

Complexity Level: -

Status: Removed

Respondent: Haskins, Howard; Haskins, Donna L

CEO: Jamie G Illicete

17284 Thrush Dr, Jupiter, FL 33458-8915

Situs Address: 17284 Thrush Dr, Jupiter, FL

Case No.: C-2024-01300020

PCN: 00-42-41-03-09-000-0310

Zoned: RH

Violations:

1 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. More specifically, there are two (2) vehicles parked on property that are not displaying current tags and not screened from view from adjacent roads and lots.

Code: Unified Land Development Code - 6.D.1.A.4.a.2.a

Issued: 01/31/2024

Status: CLS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

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-2019-001072-0000 for fence has become inactive or expired.

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, failed to obtain a Certificate of Completion for permit # B-2019-001072-0000 for fence.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5

Issued: 01/31/2024 **Status:** CLS

5 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, grass, weeds and low-growing vegetation is overgrown.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)

Issued: 01/31/2024 **Status:** CLS

Agenda No.: 042 **Complexity Level:** - **Status:** Active
Respondent: Christopher Murphy and Heather Ross, Trustees of the Christopher Murphy and Heather Ross Revocable Living Trust U/A dated November 16, 2023
6813 Mitchell St, Jupiter, FL 33458-3861 **CEO:** Jamie G Illicete
Situs Address: 6813 Mitchell St, Jupiter, FL **Case No:** C-2023-07130022
PCN: 00-42-40-34-02-000-2460 **Zoned:** RH

Violations:

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-2022-046472-0000 for Fence has become inactive or expired.

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, failed to obtain a Certificate of Completion for Fence permit # B-2022-046472-0000.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5

Issued: 07/13/2023 **Status:** CEH

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 # P-2013-025491-0000 for Plumbing-Sewer Connection has become inactive or expired.

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, failed to obtain a Certificate of Completion for permit # P-2013-025491-0000 for Plumbing-Sewer Connection.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5

Issued: 07/13/2023 **Status:** CEH

Agenda No.: 043 **Complexity Level:** - **Status:** Removed
Respondent: Nunez, Amelia **CEO:** Jamie G Illicete
318 SW 28th Ter, Okeechobee, FL 34974-3958

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

Situs Address: 18055 Palm Point Dr, Jupiter, FL
PCN: 00-42-40-35-05-002-0030

Case No: C-2024-04240022
Zoned: RS

Violations:

1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, accessory structure (shed) has been erected or installed on the northwest side of the backyard without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/25/2024
----------	--

Status: CLS

Agenda No.: 044
Respondent: Peterson, Nicholas
4967 Bimini Rd, Tequesta, FL 33469-2045

Complexity Level: -

Status: Removed
CEO: Jamie G Illicete

Situs Address: 4967 Bimini Rd, Jupiter, FL
PCN: 00-42-40-25-04-005-0090

Case No: C-2024-05280036
Zoned: RS

Violations:

1	Details: Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. More specifically, trailer improperly parked and not screened from view. Code: Unified Land Development Code - 6.D.1.A.1.c Issued: 06/07/2024
----------	--

Status: CLS

Agenda No.: 045
Respondent: Scheibe, Mark
10750 Esselburn Rd, Lakeville, OH 44638-9517

Complexity Level: -

Status: Active
CEO: Jamie G Illicete

Situs Address: 406 Philadelphia Dr, Jupiter, FL
PCN: 00-42-41-01-05-012-0040

Case No: C-2024-03280017
Zoned: RM

Violations:

1	Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicles parked on grass and not on an improved surface. Code: Unified Land Development Code - 6.D.1.A.4.a.2.b Issued: 04/16/2024
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, exterior security light fixture and wiring has been erected or installed on front exterior wall of structure without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/16/2024

Status: CEH

cc: Occupant, Tenant Or

Agenda No.: 046
Respondent: Ojeda, Antonio; Flores, Susana H
316 NW 11th Ave, Delray Beach, FL 33444-1737

Complexity Level: 1

Status: Removed
CEO: Michael L Jordan

Situs Address: 722 Summer St, Lake Worth, FL
PCN: 00-43-44-20-10-000-0070

Case No: C-2024-03060016
Zoned: RH

Violations:

1	Details: Domesticated livestock shall be allowed accessory to a Single Family residential use on lots a minimum of one acre. More specifically there are chickens and roosters being kept on this property. Code: Unified Land Development Code - 5.B.1.A.21.a Issued: 03/21/2024
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, a chicken keeping structures have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 03/21/2024

Status: SIT

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

- 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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/21/2024 **Status:** SIT
- 4 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 03/21/2024 **Status:** SIT
- 5 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 03/21/2024 **Status:** SIT
- 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, a residential addition to the rear of the house has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/21/2024 **Status:** SIT
- 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 metal porch cover or roof structure on the rear of the house has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/21/2024 **Status:** SIT

Agenda No.: 047 **Complexity Level:** - **Status:** Active
Respondent: Martinez, Juan Pablo Ocampo; Pantoja, Grazia Milagro **CEO:** Michael L Jordan
 Barahona
 1567 63rd Dr S, West Palm Beach, FL 33415-4903
Situs Address: 3214 Vassallo Ave, Lake Worth, FL **Case No:** C-2024-04250003
PCN: 00-43-44-20-04-005-0090 **Zoned:** RM

- Violations:**
- 1 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically the fencing and gates are in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 04/25/2024 **Status:** SIT
 - 2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 04/25/2024 **Status:** SIT
 - 3 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 04/25/2024 **Status:** SIT
 - 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 metal porch roof on the front of the house has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/25/2024 **Status:** SIT

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 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 metal enclosure on the front of the carport has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/25/2024 **Status:** SIT
- 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, a shade or roof structure on the west side of the house has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/25/2024 **Status:** SIT
- 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 Conditioning Equipment of the west side of the house has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/25/2024 **Status:** SIT
- 9** **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 equipment on the west side of the house possibly supplying electricity to the air conditioning equipment has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/25/2024 **Status:** SIT
- 10** **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 in the northeast corner of the property has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/25/2024 **Status:** SIT
- 11** **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 metal roof or porch structure on the rear of the house has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/25/2024 **Status:** SIT

cc: Code Enforcement

Agenda No.: 048	Complexity Level: 1	Status: Removed
Respondent: Salmeron, Maria B; Santos, Sonia S Celix; Mejia, Jose I 3800 Gladys Ct, Lake Worth, FL 33461-4416		CEO: Michael L Jordan
Situs Address: 3800 Gladys Ct, Lake Worth, FL		Case No: C-2024-01100017
PCN: 00-43-44-30-01-045-0061		Zoned: RM
Violations:	<p>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 there is construction materials (pavers), junk trash and debris on the property Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p>	

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

Issued: 01/16/2024

Status: CLS

Agenda No.: 049

Complexity Level: -

Status: Active

Respondent: SASSO, Anthony

CEO: Ozmer M Kosal

13215 Running Water Rd, Palm Beach Gardens, FL
33418-7931

Situs Address: 13215 Running Water Rd, Palm Beach Gardens, FL

Case No: C-2023-08140008

PCN: 00-41-41-20-01-003-0490

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, the barn structure and additional three (3) standing accessory structures have been erected or installed without a valid building permit issued by the County Building Department.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/15/2023 **Status:** CEH
- 2 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the interior fence within the property has been erected or installed without a valid building permit issued by the County Building Department.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/15/2023 **Status:** CEH

Agenda No.: 050

Complexity Level: 1

Status: Active

Respondent: Garcia, Rene; Diaz Baez, Angeles M

CEO: Ray F Leighton

5849 Whippoorwill Cir, Westlake, FL 33470-6509

Situs Address: 833 Cherry Rd, West Palm Beach, FL

Case No: C-2023-12190011

PCN: 00-43-43-30-15-012-0360

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, new windows have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/19/2023 **Status:** SIT
- 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, electrical wiring has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/19/2023 **Status:** SIT
- 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, Fencing has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/19/2023 **Status:** CLS
- 5 Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/19/2023 **Status:** CLS

Agenda No.: 051

Complexity Level: -

Status: Removed

Respondent: Cantin, Stephane; Cantin, Nancy P

CEO: Timothy M Madu

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

4554 Pine Tree Dr, Delray Beach, FL 33445-1230

Situs Address: 4554 Pine Tree Dr, Delray Beach, FL

Case No: C-2024-04240005

PCN: 00-42-46-12-01-002-0030

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, the shed/external structure was erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 04/24/2024

Status: CEH

Agenda No.: 052

Complexity Level: 1

Status: Active

Respondent: Machado, Getulio S Jr; Machado, Glauca

CEO: Timothy M Madu

4573 Pinetree Dr, Delray Beach, FL 33445-1229

Situs Address: 4573 Pine Tree Dr, Delray Beach, FL

Case No: C-2024-04240009

PCN: 00-42-46-12-01-001-0040

Zoned: AR

Violations:

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, the shed/external structure, has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 04/24/2024

Status: CEH

Agenda No.: 053

Complexity Level: -

Status: Removed

Respondent: Joanne Kowalski, trustee of The JCK Revocable Trust,

CEO: Timothy M Madu

u/a/d May 7, 2017

PO Box 3168, Boynton Beach, FL 33424

Situs Address: 8897 W Shady Ln, Boynton Beach, FL

Case No: C-2023-07190013

PCN: 00-42-45-13-02-000-0390

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, the fence has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 08/09/2023

Status: CLS

2 **Details:** The maximum height for a fence or wall on or adjacent to a residential lot line or in a landscape buffer shall be as follows: Within required front setback: four feet. Within required side, side street, and rear setback: six feet

More specifically, the fence must be 4 feet at the front of the property.

Code: Unified Land Development Code - 5.B.1.A.2.B.1

Issued: 08/09/2023

Status: CLS

Agenda No.: 054

Complexity Level: -

Status: Active

Respondent: AKINS, MARLESTER

CEO: Nedssa Miranda

5965 Caribbean Blvd, West Palm Beach, FL 33407-1829

Situs Address: 5965 Caribbean Blvd, West Palm Beach, FL

Case No: C-2023-10180002

PCN: 00-42-43-01-05-017-0242

Zoned: RM

Violations:

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 has been erected or installed without a valid building permit.

Obtain required building permits for the fence or remove the fence.

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 10/19/2023 **Status:** SIT

Agenda No.: 055 **Complexity Level:** - **Status:** Active
Respondent: LASALLE BANK NATIONAL ASSOCIATION AS **CEO:** Nedssa Miranda
 TRUSTEE FOR MERRILL LYNCH MORTGAGE
 INVESTORS INC 2006-RM3
 4708 Mercantile Dr, Fort Worth, TX 76137-3699

Situs Address: 5032 Pat Pl, West Palm Beach, FL **Case No:** C-2024-02270038
PCN: 00-42-43-02-02-007-0121 **Zoned:** RM

Violations:

- 2** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
- Please park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to all the vehicles parked on the grass. Parking on the grass is prohibited at all time. Please relocate the vehicle to a paved surface and refrain from parking on the lawn.
- Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 02/29/2024 **Status:** SIT
- 3** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- 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. More specifically, open storage including but not limited any items storage in public view.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/29/2024 **Status:** SIT
- 4** **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.
- Please cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 02/29/2024 **Status:** SIT
- 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, addition/structure has been erected or installed without a valid building permit.
- Obtain required building permits for the addition/structure or remove the addition/structure.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/29/2024 **Status:** SIT
- 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, fence (wood) has been erected or installed without a valid building permit.
- Obtain required building permits for the fence (wood) or remove the fence (wood).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/29/2024 **Status:** SIT

Agenda No.: 056 **Complexity Level:** - **Status:** Active
Respondent: BROWN, PETER A **CEO:** Nedssa Miranda
 5788 Bermuda Cir W, West Palm Beach, FL 33407-1846
Situs Address: 5788 Bermuda Cir W, West Palm Beach, FL **Case No:** C-2024-04230014
PCN: 00-42-43-01-05-020-0062 **Zoned:** RM

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

Issued: 04/25/2024

Status: SIT

Agenda No.: 057

Complexity Level: -

Status: Active

Respondent: LAUAZANDIER, JOLES; CHARLES, DENITE
5790 Bermuda Cir W, West Palm Beach, FL 33407-1846

CEO: Nedssa Miranda

Situs Address: 5790 Bermuda Cir W, West Palm Beach, FL

Case No.: C-2024-04220040

PCN: 00-42-43-01-05-020-0061

Zoned: RM

Violations:

1 **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.

Please cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height. Please cut the grass in the front and backyard off the property.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)

Issued: 04/25/2024

Status: SIT

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, Multiple driveways has been erected or installed without a valid building permit.

Obtain required building permits for the multiple driveway's or remove the multiple driveways.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 04/25/2024

Status: SIT

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 has been erected or installed without a valid building permit.

Obtain required building permits for the fence or remove the fence.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 04/25/2024

Status: SIT

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.

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. More specifically, including but not limited to all the vehicles, all the mechanicals' parts, equipment's, wood, oil containers, buckets, bottles, tires, plastics, car parts, containers, materials and any items storage on the property front and back of the property.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)

Issued: 04/25/2024

Status: SIT

5 **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.

Maintain all sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas in a proper state of repair and free from hazardous conditions. More specifically, Remove any vehicles that are restricting access to the sidewalk. Do not obstruct the pedestrian's right-of-way.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)

Issued: 04/25/2024

Status: CLS

7 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.

Please provide the appropriate landscape maintenance. More specifically, resod and or seed the damaged grass area caused by storage of vehicles.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)

Issued: 04/25/2024

Status: CLS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

8 **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

Store garbage containers so that they are screened from view from streets or public right-of-way. More specifically, included but not limited to garbage containers (trashcan) need to be removed from the public right-of-way: swale, public view, sidewalks, and streets after pickup no later than the same day collection is scheduled to occur.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 04/25/2024 **Status:** CLS

Agenda No.: 058 **Complexity Level:** - **Status:** Active
Respondent: ESTRADA, ANDRES; ESCALANTE, LILIA **CEO:** Nedssa Miranda
5319 Harriet Pl, West Palm Beach, FL 33407-1629
Situs Address: 5319 Harriet Pl, West Palm Beach, FL **Case No.:** C-2024-04290025
PCN: 00-42-43-02-01-005-0200 **Zoned:** RM
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, Inactive Aluminum porch permit # B-2023-009894-0000 has become inactive or expired.

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, Inactive Aluminum porch permit # B-2023-009894-0000.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 04/30/2024 **Status:** SIT

Agenda No.: 059 **Complexity Level:** - **Status:** Removed
Respondent: FINANZ CAPITAL **CEO:** Nedssa Miranda
2000 Salzedo St, Apt 518, Miami, FL 33134-4338
Situs Address: 45th St, West Palm Beach, FL **Case No.:** C-2024-03210041
PCN: 00-42-43-01-01-000-0066 **Zoned:** RM

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

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, fill dirt/ development has been erected or installed without a valid building permit.

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, fill dirt/development.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 110.9

Issued: 03/21/2024 **Status:** CLS

Agenda No.: 060 **Complexity Level:** - **Status:** Removed
Respondent: FINANZ CAPITAL **CEO:** Nedssa Miranda
 11924 FOREST HILL, Ste 10 A-354, Wellington, FL 33414
Situs Address: 45th St, West Palm Beach, FL **Case No.:** C-2024-03210043
PCN: 00-42-43-01-01-000-0063 **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, Fill dirt/Development has been erected or installed without a valid building permit.

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, Fill dirt/Development.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 110.9

Issued: 03/21/2024 **Status:** CLS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

Agenda No.: 061 **Complexity Level:** - **Status:** Active
Respondent: JEAN BAPTISTE, MARIE J; JEAN BAPTISTE, ARNOLI **CEO:** Nedssa Miranda
5451 Eadie Pl, West Palm Beach, FL 33407-1619
Situs Address: 5451 Eadie Pl, West Palm Beach, FL **Case No:** C-2023-06210033
PCN: 00-42-43-02-01-010-0040 **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, front alteration/structure has been erected or installed without a valid building permit.

Obtain required building permits for the front alteration/structure or remove the front alteration/structure.

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, front alteration/structure

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 111.1

Issued: 06/23/2023 **Status:** SIT
- 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, back addition/structure has been erected or installed without a valid building permit.

Obtain required building permits for the back addition/structure or remove the back addition/structure.

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, back addition/structure

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 111.1

Issued: 06/23/2023 **Status:** SIT
- 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, driveway has been erected or installed without a valid building permit.

Obtain required building permits for the driveway or remove the driveway.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 06/23/2023 **Status:** SIT
- 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, door installation no permit has been erected or installed without a valid building permit.

Obtain required building permits for the door installation no permit or remove the door installation no permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 06/23/2023 **Status:** SIT

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

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, fence has been erected or installed without a valid building permit.

Obtain required building permits for the fence or remove the fence.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 06/23/2023

Status: SIT

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, window installation has been erected or installed without a valid building permit.

Obtain required building permits for the window installation or remove the window installation.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 06/23/2023

Status: SIT

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, Enclose carport has been erected or installed without a valid building permit.

Obtain required building permits for the Enclose carport or remove the Enclose carport.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 06/23/2023

Status: SIT

Agenda No.: 062

Complexity Level: -

Status: Active

Respondent: JONES, ROHAN A

CEO: Nedssa Miranda

5089 Marion Pl, West Palm Beach, FL 33407-1639

Situs Address: 5089 Marion Pl, West Palm Beach, FL

Case No: C-2024-02210031

PCN: 00-42-43-02-02-004-0210

Zoned: RM

Violations:

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.

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. More specifically, including but not limited any items storage in public view.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)

Issued: 02/26/2024

Status: SIT

4 **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.

Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

Store garbage containers so that they are screened from view from streets or public right-of-way. More specifically, included but not limited to garbage containers (trashcan) need to be removed from the public right-of-way: swale, public view, sidewalks, and streets after pickup no later than the same day collection is scheduled to occur.

Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.

Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.

Issued: 02/26/2024

Status: SIT

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

- 5** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, Inactive/ Window & Door permit # B-2021-020926-0000 has become inactive or expired.
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, Inactive/ Window & Door permit # B-2021-020926-0000.
- Obtain a Certificate of Completion for Inactive/ Window & Door permit # B-2021-020926-0000.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5
- Issued:** 02/26/2024 **Status:** SIT
- 6** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, Inactive/ RE-ROOFING permit # B-2007-014249-0000 has become inactive or expired.
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, Inactive/ RE-ROOFING permit # B-2007-014249-0000.
- Obtain a Certificate of Completion for Inactive/ RE-ROOFING permit # B-2007-014249-0000.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5
- Issued:** 02/26/2024 **Status:** SIT
- 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, shed/structure has been erected or installed without a valid building permit.
- Obtain required building permits for the shed/structure or remove the shed/structure.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
- Issued:** 02/26/2024 **Status:** SIT
- 8** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
- Please park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to vehicles parked on the grass. Parking on the grass is prohibited at all time. Please relocate the vehicle to a paved surface and refrain from parking on the lawn.
- Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b
- Issued:** 02/26/2024 **Status:** CLS

Agenda No.: 063 **Complexity Level:** - **Status:** Removed
Respondent: MARIE, JANICE **CEO:** Nedssa Miranda
9057 Green Meadows Way, Palm Beach Gardens, FL
33418-5741
Situs Address: 9057 Green Meadows Way, Palm Beach Gardens, FL **Case No:** C-2024-04230025
PCN: 00-42-42-13-11-000-0042 **Zoned:** RM

- Violations:**
- 2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- 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. More specifically, including but not limited to any items open storage and yard branches/tree debris.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

Issued: 04/24/2024

Status: CLS

Agenda No.: 064

Complexity Level: -

Status: Active

Respondent: PASSE, JEAN CATU; PASSE, SIMONE
5149 45th St, West Palm Beach, FL 33407-1603

CEO: Nedssa Miranda

Situs Address: 5149 45th St, West Palm Beach, FL

Case No: C-2024-02140028

PCN: 00-42-43-02-01-003-0131

Zoned: RM

Violations:

1 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.

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. More specifically, including but not limited to refrigerator, carpets, bulk trash or any items storage in public view.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)

Issued: 02/15/2024

Status: CLS

2 Details: Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.

Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

Store garbage containers so that they are screened from view from streets or public right-of-way. More specifically, included but not limited to garbage containers (trashcan) need to be removed from the public right-of-way: swale, public view, sidewalks, and streets after pickup no later than the same day collection is scheduled to occur.

Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.

Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.

Issued: 02/15/2024

Status: SIT

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 (PVC & WOOD) has been erected or installed without a valid building permit.

Obtain required building permits for the fence (PVC & WOOD) or remove the fence (PVC & WOOD).

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 02/15/2024

Status: SIT

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, SHED/Structure has been erected or installed without a valid building permit.

Obtain required building permits for the SHED/Structure or remove the SHED/Structure.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 02/15/2024

Status: SIT

Agenda No.: 065

Complexity Level: 1

Status: Active

Respondent: Ayala, Luis A; Ayala, Luis Eduardo; Ayala, Sandra
Maritza; Ayala, Sonia J
901 Peeples Dr, West Palm Beach, FL 33415-3954

CEO: Joanna Mirodias

Situs Address: 901 Peeples Dr, West Palm Beach, FL

Case No: C-2024-01050021

PCN: 00-42-44-01-02-000-0210

Zoned: RM

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

Violations:

- | | |
|----------|--|
| 1 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the paver driveways/parking surfaces have been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 01/22/2024 Status: SIT</p> |
| 5 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the accessory structure/shed has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 01/22/2024 Status: SIT</p> |
| 6 | <p>Details: Each Use Matrix identifies all zoning districts, uses, and approval process, except as indicated otherwise. The Use Matrix indicates the approval process for each Use Type in standard Zoning Districts, PDDs, TDDs, URAO, and IRO. A number in the column under the "Supplementary Use Standard" of the Use Matrix refers to the Definition and Supplementary Use Standards applicable to each use. More Specifically, Repair and Maintenance, Light. 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, Repair and Maintenance, Light.</p> <p>Code: Unified Land Development Code - 4.A.7.C
 Unified Land Development Code - 4.A.7.C.6
 Issued: 01/22/2024 Status: SIT</p> |

Agenda No.: 066	Complexity Level: 1	Status: Active
Respondent: Bauta, Dania Concepcion 730 Arnold Dr, West Palm Beach, FL 33415-3912		CEO: Joanna Mirodias
Situs Address: 730 Arnold Dr, West Palm Beach, FL		Case No: C-2024-02140021
PCN: 00-42-44-01-00-000-7220		Zoned: RM

Violations:

- | | |
|----------|--|
| 1 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the wood fence has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 03/13/2024 Status: SIT</p> |
| 2 | <p>Details: A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:</p> <ul style="list-style-type: none"> a. The barrier must be at least four (4) feet high on the outside. b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier. c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door or window that opens to provide direct access from the home to the swimming pool. d. The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail person who may have managed to penetrate the barrier from immediately falling into the water. Sufficiently away from the water's edge shall mean no less than twenty (20) inches from the barrier to the water's edge. <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
 Issued: 03/13/2024 Status: SIT</p> |

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

3 **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:

- a. The barrier must be at least four (4) feet high on the outside.
- b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
- c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door or window that opens to provide direct access from the home to the swimming pool.
- d. The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail person who may have managed to penetrate the barrier from immediately falling into the water. Sufficiently away from the water's edge shall mean no less than twenty (20) inches from the barrier to the water's edge.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 11/16/2023 **Status:** SIT

Agenda No.: 069 **Complexity Level:** 1 **Status:** Active
Respondent: Jimenez, Stephanie; Jimenez, Llen **CEO:** Joanna Mirodias
4538 Carver St, Lake Worth, FL 33463-2222
Situs Address: 4538 Carver St, Lake Worth, FL **Case No:** C-2024-01050025
PCN: 00-42-44-24-10-000-8070 **Zoned:** UI

Violations: **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 chain-link fence has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/19/2024 **Status:** SIT

Agenda No.: 070 **Complexity Level:** 1 **Status:** Active
Respondent: MY TOWN INVESTMENTS LLC **CEO:** Joanna Mirodias
404 S Francisco St, Clewiston, FL 33440-4007
Situs Address: N US Highway 27, FL **Case No:** C-2023-11080010
PCN: 00-35-43-18-00-000-7030 **Zoned:** AP

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, the lot was cleared, and fill dirt/material was brought to the property without a valid permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 110.9
Issued: 11/13/2023 **Status:** SIT

2 **Details:** Each Use Matrix identifies all zoning districts, uses, and approval process, except as indicated otherwise. The Use Matrix indicates the approval process for each Use Type in standard Zoning Districts, PDDs, TDDs, URAO, and IRO. A number in the column under the "Supplementary Use Standard" of the Use Matrix refers to the Definition and Supplementary Use Standards applicable to each use. More Specifically, a Contractor Storage Yard. Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays. More specifically, a Contractor Storage Yard.

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

Code: Unified Land Development Code - 4.A.7.C
 Unified Land Development Code - 4.A.7.C.6
Issued: 11/13/2023 **Status:** SIT

3 Details: B. Government or Utility Emergency or Temporary Structures
 This Section is intended to facilitate the placement or construction of structures or facilities that are temporary. These structures or facilities are utilized to ensure the health, safety, and welfare of the public from natural or pending disasters; or construction staging activities for infrastructure improvements. Typical uses may include: fire stations, hurricane shelters, utility facilities, or construction staging areas. [Ord. 2011-001] [Ord. 2018-002] [Ord. 2019-005]
 1. Review and Approval Process
 Emergency or temporary structures shall be subject to the approval by the DRO through a ZAR process. The ZAR process may be waived by the Executive Director of PZB or designee as stated below: [Ord. 2018-002] [Ord. 2019-005]
 More specifically, construction material and equipment are being stored on the site.

Code: Unified Land Development Code - 5.B.1.B
 Unified Land Development Code - 5.B.1.B.1
Issued: 11/13/2023 **Status:** SIT

Agenda No.: 071 **Complexity Level:** 1 **Status:** Active
Respondent: Torres, Balbino **CEO:** Joanna Mirodias
 10591 Paso Fino Dr, Lake Worth, FL 33449-8009
Situs Address: 10591 Paso Fino Dr, Lake Worth, FL **Case No:** C-2024-01170014
PCN: 00-41-44-24-01-000-1090 **Zoned:** RTS

Violations: **1 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence and gates has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/24/2024 **Status:** CEH

Agenda No.: 072 **Complexity Level:** 1 **Status:** Active
Respondent: WEST PALM REALTY LLC, WEST PALM NASSIM LLC **CEO:** Joanna Mirodias
 2894 REMINGTON GREEN Ln, Ste A, TALLAHASSEE, I
 32308
Situs Address: 4560 Forest Hill Blvd, West Palm Beach, FL **Case No:** C-2023-11290021
PCN: 00-42-44-12-21-000-0011 **Zoned:** UC

Violations: **5 Details:** All canopies, marquees, signs, metal awnings, fire escapes, stand pipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment. More specifically, the metal awning/overhang on the south side of the building is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (i)
Issued: 02/08/2024 **Status:** SIT

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-2020-028141-0000 (Sign - Wall Supported) has become inactive or expired.
 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, permit #B-2020-028141-0000 (Sign - Wall Supported).
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
 PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 02/08/2024 **Status:** SIT

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

- 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 # M-2020-048371-0000 (Hood -Commercial Cooking) has become inactive or expired.
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, permit # M-2020-048371-0000 (Hood -Commercial Cooking).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5
- Issued:** 02/08/2024 **Status:** SIT
- 12 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-2019-018696-0000 (Miscellaneous) has become inactive or expired.
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, permit #B-2019-018696-0000 (Miscellaneous).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5
- Issued:** 02/08/2024 **Status:** CLS
- 14 Details:** Every sign for which a building permit is required shall be plainly marked with the corresponding permit number issued for the sign. The permit number shall be marked on permanent material with a contrasting color in numbers at least one inch in height. Tags shall be displayed on signs or at the base of the structure in a visible location. Tags for freestanding signs must be located on the structure between one and three feet above grade. The absence of the required tag shall be evidence that the sign is in violation of this Article.
- Code:** Unified Land Development Code - 8.E.2 (A)(B)(C)
- Issued:** 02/08/2024 **Status:** SIT
- 15 Details:** Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. More specifically, there are exposed/loose wires.
- Code:** Palm Beach County Property Maintenance Code - Section 14-46 (c) (3)
- Issued:** 02/08/2024 **Status:** CLS

cc: West Palm Nassim Llc
West Palm Nassim Llc; West Palm Realty Llc

Agenda No.: 073 **Complexity Level:** 1 **Status:** Active
Respondent: Cruz, Jose De La Paz; Cruz, Marta C **CEO:** Adam F Moulton
 3828 Nowata Rd, Lake Worth, FL 33462-2228
Situs Address: 3828 Nowata Rd, Lake Worth, FL **Case No:** C-2023-11280021
PCN: 00-43-45-06-04-020-0020 **Zoned:** RM

- Violations:**
- 2 Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, various items in front yard including wire dog crate.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
- Issued:** 06/05/2024 **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, a large paver driveway with various sections, has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
- Issued:** 06/05/2024 **Status:** SIT

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

Agenda No.: 074 **Complexity Level:** 1 **Status:** Active
Respondent: EQUITY TRUST COMPANY CUSTODIAN FBO ROBER **CEO:** Adam F Moulton
 SELAME IRA
 309 E Ocean Ave, Apt 303, Lake Worth, FL 33462-3265

Situs Address: 550 Wilkinson Rd, Lake Worth, FL **Case No:** C-2024-05140019
PCN: 00-43-45-09-10-008-0140 **Zoned:** RM

Violations:

- 1 Details:** The operation of any machinery, demolition equipment, construction equipment, excavating equipment, power tool, equipment of semi-mechanical device, or undertaking construction work which generates excessive noise at the property line of inhabited residential land between the hours of 10:00 PM and 7:00 AM. Construction work other than minor repairs by a homeowner and work permitted to an owner builder shall be prohibited on Sunday. This restriction shall not prohibit the use of pumps or machinery which, because of their nature and purpose, are required to be in operation 24 hours a day.

Code: Unified Land Development Code - 5.E.4.B.1.e
Issued: 05/17/2024 **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, carport that has been closed in with window added has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/17/2024 **Status:** SIT

- 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, new wood fencing has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/17/2024 **Status:** SIT

- 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, wood structure on South West side of property has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/17/2024 **Status:** SIT

- 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, large wood structure on South East of property has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/17/2024 **Status:** SIT

- 8 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, numerous construction items all over property and white truck with flat tires.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/17/2024 **Status:** CLS

- 9 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 concrete slab in front of situs has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/17/2024 **Status:** SIT

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

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 rear patio has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/30/2024 **Status:** SIT

- 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, multiple A/C splitters has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/30/2024 **Status:** SIT

- 3 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, boxes sitting in driveway.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/30/2024 **Status:** CLS

Agenda No.: 078

Complexity Level: 1

Status: Active

Respondent: Lopez, Jose B C

CEO: Adam F Moulton

3119 Indian Trl, Lake Worth, FL 33462-3749

Situs Address: 3119 Indian Trl, Lake Worth, FL

Case No: C-2024-04020015

PCN: 00-43-45-06-01-012-0070

Zoned: RS

Violations:

- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an addition to the rear of home has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/04/2024 **Status:** SIT

- 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, two white gates have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/04/2024 **Status:** SIT

- 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 paver driveway extension has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/04/2024 **Status:** SIT

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

- 8 Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
- a. The barrier must be at least four (4) feet high on the outside.
 - b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
 - c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door. More specifically, when you removed the pool cage you removed your permitted pool barrier.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 04/04/2024 **Status:** SIT
- 9 Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically, commercial vehicle parked behind fence is prohibited due to size.
- Code:** Unified Land Development Code - 6.A.1.B.2.a
Issued: 04/04/2024 **Status:** CLS

Agenda No.: 079 **Complexity Level:** 1 **Status:** Active
Respondent: Raby, Larry O; Raby, Constance O **CEO:** Adam F Moulton
3948 Chipewyan Dr, Lake Worth, FL 33462-2153
Situs Address: 3948 Chipewyan Dr, Lake Worth, FL **Case No:** C-2024-03080012
PCN: 00-43-45-06-04-017-0160 **Zoned:** RM

- Violations:**
- 1 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence has been erected or installed without a valid building permit. The previous permit PR-2023-017568-0000 never got completed out and has gone into a void status.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/12/2024 **Status:** SIT

Agenda No.: 080 **Complexity Level:** 1 **Status:** Removed
Respondent: Theophile, Ronald; Theophile, Renese **CEO:** Adam F Moulton
424 Cheyenne Dr, Lake Worth, FL 33462-2202
Situs Address: 424 Cheyenne Dr, Lake Worth, FL **Case No:** C-2024-01300004
PCN: 00-43-45-06-03-007-0280 **Zoned:** RM

- Violations:**
- 1 Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically, dump truck observed parked at situs.
- Code:** Unified Land Development Code - 6.A.1.B.2.a
Issued: 07/19/2024 **Status:** CEH
- 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, a paver driveway has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/19/2024 **Status:** CEH
- 5 Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, orange construction cone, gas can and items on porch.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/19/2024 **Status:** CLS

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

Agenda No.: 081 **Complexity Level:** 1 **Status:** Active
Respondent: TREJOS YACHT REFINISHING INC **CEO:** Adam F Moulton
6250 Oakview Ln, Lake Worth, FL 33463-6647
Situs Address: 6250 Oak View Ln, Lake Worth, FL **Case No:** C-2024-03110010
PCN: 00-42-44-34-11-000-0460 **Zoned:** RS

Violations:	1 Details: All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions. More specifically, vehicles parked where they block access to sidewalk. Code: Palm Beach County Property Maintenance Code - Section 14-32 (b) Issued: 05/14/2024 Status: SIT
	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. More specifically, canopy membrane structures in backyard, shelving with paint supplies in front of garage, red truck with tape on it and no license plate. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 05/14/2024 Status: SIT
	3 Details: Each Use Matrix identifies all zoning districts, uses, and approval process, except as indicated otherwise. The Use Matrix indicates the approval process for each Use Type in standard Zoning Districts, PDDs, TDDs, URAO, and IRO. A number in the column under the "Supplementary Use Standard" of the Use Matrix refers to the Definition and Supplementary Use Standards applicable to each use. Only uses identified with a "P" are allowed in the zoning district, subject to the Supplementary Use Standards and the other applicable requirements of this Code. 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: Automotive body repair. Code: Unified Land Development Code - 4.A.7.C Unified Land Development Code - 4.A.7.C.6 Unified Land Development Code - Table 4.B.2.A Issued: 05/14/2024 Status: CLS
	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 in backyard has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 05/14/2024 Status: SIT

cc: Code Enforcement

Agenda No.: 082 **Complexity Level:** 1 **Status:** Active
Respondent: Coastal Bay Development Llc **CEO:** Steve R Newell
850 NW 42nd Ave, Ste 205, Miami, FL 33126
Situs Address: 4595 Coconut Ln, Boynton Beach, FL **Case No:** C-2024-04300024
PCN: 00-42-46-01-00-000-7060 **Zoned:** RS

Violations:	1 Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 05/02/2024 Status: CEH
--------------------	---

cc: Coastal Bay Development Llc

Agenda No.: 083 **Complexity Level:** - **Status:** Active
Respondent: GOWER, DARLA J; REIS, NICOLE A **CEO:** Steve R Newell
9236 Sandy Run, Jupiter, FL 33478-6986
Situs Address: 9236 Sandy Run, Jupiter, FL **Case No:** C-2024-05160001

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

PCN: 00-42-41-18-00-000-1030

Zoned: AR

Violations:

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

>>>More specifically, RED COLORED SHED (LOCATED IN THE S/E QUADRANT) has been erected or installed without a valid building permit. Obtain required building permits for the RED COLORED SHED (LOCATED IN THE S/E QUADRANT) or remove the RED COLORED SHED (LOCATED IN THE S/E QUADRANT).
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/17/2024 **Status:** CEH
- 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 WIRE FENCE IS IN DISREPAIR. Repair/maintain all accessory structures in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 05/17/2024 **Status:** CEH
- 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, THERE IS A PILE OF LUMBAR, STORED IN THE OPEN, IN THE N/W QUADRANT OF THE SITUS. > 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: 05/17/2024 **Status:** CEH
- 5 Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots greater than one-half acre: 18 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.

>>>MORE SPECIFICALLY, THERE ARE OVERGROWN PATCHES OF VEGETATION WITHIN THE YARD. Please cut the grass, weeds and low growing vegetation and maintain at or below 18 inches in height within the first 25 feet adjacent to a developed lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c)
Issued: 05/17/2024 **Status:** CEH

cc: Code Enforcement

Agenda No.: 084 **Complexity Level:** - **Status:** Removed
Respondent: PF @ WEST BOYNTON LLC **CEO:** Steve R Newell
14768 Enclave Lakes Dr, Delray Beach, FL 33484
Situs Address: 9620 Boynton Beach Blvd, Boynton Beach, FL **Case No:** C-2023-09060001
PCN: 00-42-43-27-05-053-0102 **Zoned:** CC

Violations:

- 1 Details:** Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit.

Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article. Specifically, a chain link fence.
Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C
Issued: 12/19/2023 **Status:** CLS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

3 Details: Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit.

Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article. Specifically, electric for irrigation system.

Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C
Issued: 12/19/2023 **Status:** CLS

5 Details: Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit.

Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article. Specifically, a chain link fence.

Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C
Issued: 12/19/2023 **Status:** CLS

cc: Msp Enterprises, Llc
 Pf @ West Boynton Llc

Agenda No.: 085 **Complexity Level:** - **Status:** Removed
Respondent: PF @ WEST BOYNTON LLC **CEO:** Steve R Newell
 3930 Max Pl, Boynton Beach, FL 33436 United States
Situs Address: Boynton Beach Blvd, FL **Case No:** C-2023-12190006
PCN: 00-42-43-27-05-053-0101 **Zoned:** CC

Violations:

1 Details: Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit.

Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article. Specifically, a chain link fence

Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C
Issued: 12/19/2023 **Status:** CLS

2 Details: Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit.

Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article. Specifically, electric for irrigation.

Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C
Issued: 12/19/2023 **Status:** CLS

3 Details: One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 12/19/2023 **Status:** CLS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

cc: Msp Enterprises, Llc
Pf @ West Boynton Llc

Agenda No.: 086 **Complexity Level:** - **Status:** Removed
Respondent: Schofield, Eleanor **CEO:** Steve R Newell

Situs Address: 9144 Bedford Dr, Boca Raton, FL 33434 **Case No:** C-2023-05160010
PCN: 00-42-47-07-15-035-0060 **Zoned:** AR

Violations:

- 1 **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to landscape material. Specifically, the concrete apron located between the street and sidewalk has been expanded without Land Development approval.
Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 05/08/2024 **Status:** CEH
- 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. Specifically, security lights have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/08/2024 **Status:** CEH
- 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, the driveway has been enlarged without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/08/2024 **Status:** CEH
- 4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a roofed screen enclosure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/08/2024 **Status:** CEH

Agenda No.: 087 **Complexity Level:** 1 **Status:** Active
Respondent: Toussaint, Attendieu; Toussaint, Clercina **CEO:** Steve R Newell
22683 SW 65th Ter, Boca Raton, FL 33428-6022

Situs Address: 22683 SW 65th Ter, Boca Raton, FL **Case No:** C-2024-02020006
PCN: 00-42-47-30-02-010-0360 **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. Specifically, a pvc fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/13/2024 **Status:** CEH
- 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. Specifically, permit # E-2022-023739 for rooftop solar pv install has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 02/13/2024 **Status:** CEH
- 3 **Details:** The final inspection shall be made after all work required by the building permit is completed. Specifically, E-2022-023739 for rooftop solar pv install.
Code: PBC Amendments to FBC 7th Edition (2020) - 110.3.10

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

	Issued: 02/13/2024	Status: CEH
4	Details: 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. Specifically, E-2022-023739 for rooftop solar pv install.	
	Code: PBC Amendments to FBC 7th Edition (2020) - 111.5	
	Issued: 02/13/2024	Status: CEH

Agenda No.: 088	Complexity Level: 2	Status: Active
Respondent: Flores, Ramon Renteria; Alcira, Mireya Puerto 576 Marshall Rd, West Palm Beach, FL 33413-3343		CEO: Paul Pickett
Situs Address: 576 Marshall Rd, West Palm Beach, FL		Case No.: C-2024-03120014
PCN: 00-42-43-27-05-012-0344		Zoned: AR

Violations:	2	<p>Details: It shall be unlawful for the owner or occupant of a building, structure, or property to utilize the premises of such property for the open storage of any motor vehicle that 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>Specifically: The premises are utilized to store construction debris (barrel tiles) chain link fencing rolls, and other assorted items underneath a blue tarp that are in the construction family and violate this Section and Code.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p>Issued: 04/25/2024 Status: CEH</p>
	3	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>Specifically: A barn has been altered without permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 04/25/2024 Status: CEH</p>
	4	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>Specifically: An awning has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 04/25/2024 Status: CEH</p>

Agenda No.: 089	Complexity Level: 1	Status: Removed
Respondent: Inch, George T 1086 Summit Trail Cir, 177-B, West Palm Beach, FL 33415-4854		CEO: Paul Pickett
Situs Address: 1086 Summit Trail Cir, Unit B, West Palm Beach, FL 33415		Case No.: C-2024-02210004
PCN: 00-42-44-11-23-000-1772		Zoned: RS

Violations:	2	<p>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)</p> <p>Issued: 02/21/2024 Status: CLS</p>
	3	<p>Details: All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)</p> <p>Issued: 02/21/2024 Status: CLS</p>
	4	<p>Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)</p> <p>Issued: 02/21/2024 Status: CLS</p>

Agenda No.: 090	Complexity Level: 1	Status: Active
Respondent: PEREZ VEGA, LIDICE		CEO: Paul Pickett

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

4381 Miss Piney Rd, West Palm Beach, FL 33406-2606

Situs Address: 4381 Miss Piney Rd, West Palm Beach, FL

Case No: C-2023-11150008

PCN: 00-42-44-01-11-000-0520

Zoned: RM

Violations:

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

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 12/01/2023

Status: CEH

cc: Perez Vega, Lidice

Agenda No.: 091

Complexity Level: 3

Status: Removed

Respondent: SPT WAH WAVERLY

CEO: Paul Pickett

701 S BRICKELL Rd, Ste 1640, MIAMI, FL 33131

Situs Address: 1386 Summit Pines Blvd, West Palm Beach, FL

Case No: C-2024-02120031

PCN: 00-42-44-11-34-001-0000

Zoned: RS

Violations:

- 1** **Details:** 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.

Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)

Issued: 02/16/2024

Status: CLS

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

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 02/16/2024

Status: CLS

- 3** **Details:** 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. More specifically, air conditioning systems.

Code: Palm Beach County Property Maintenance Code - Section 14-46 (b) (1)

Issued: 02/16/2024

Status: CLS

cc: Spt Wah Waverly
Spt Wah Waverly Llc
Wshb

Agenda No.: 092

Complexity Level: 1

Status: Removed

Respondent: CONCERT FOUNTAINS LLC

CEO: Debbie N Plaud

1200 South Pine Island Rd, Plantation, FL 33324

Situs Address: 6922 Parisian Way, Lake Worth, FL

Case No: C-2024-05210030

PCN: 00-42-44-34-37-000-0000

Zoned: RS

Violations:

- 2** **Details:** Required trees, palms, pines, shrubs, landscape barrier or ground treatment that become damaged, diseased, removed or are dead shall be immediately replaced, and where specified, are subject to the Tree Removal and Replacement Permit process.

More specifically, damaged/missing vegetation along the landscape buffer on the north side of Lantana Rd.

Code: Unified Land Development Code - 7.E.3.B

Issued: 05/31/2024

Status: CLS

cc: Concert Fountains Llc

Agenda No.: 093

Complexity Level: 1

Status: Removed

Respondent: Erb, Tyler

CEO: Debbie N Plaud

4779 Lehto Ln, Lake Worth Beach, FL 33461-5357

Situs Address: 4779 Lehto Ln, Lake Worth, FL

Case No: C-2023-08170015

PCN: 00-42-44-25-06-000-0240

Zoned: RM

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

Violations:

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/09/2024 **Status:** CLS
- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/09/2024 **Status:** CEH
- 3 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 04/09/2024 **Status:** CEH
- 4 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 04/09/2024 **Status:** CEH
- 5 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 04/09/2024 **Status:** CEH

Agenda No.: 094

Complexity Level: 1

Status: Active

Respondent: H FARMS, LLC

CEO: Debbie N Plaud

115 Calhoun, Ste 4, Tallahassee, FL 32301 United States

Situs Address: 10689 Heritage Farms Rd, Lake Worth, FL

Case No: C-2024-01220035

PCN: 00-41-45-12-00-000-3160

Zoned: AR

Violations:

- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/22/2024 **Status:** CEH

cc: H Farms, Llc

Kenner + Imparato, Pllc

Agenda No.: 095

Complexity Level: 2

Status: Removed

Respondent: Lucina Isabel Bilbao as Trustee of the Ivanhoe Trust dated August 12, 2022

CEO: Debbie N Plaud

3615 Ivanhoe Ave, Boynton Beach, FL 33436-3133

Situs Address: 3615 Ivanhoe Ave, Boynton Beach, FL

Case No: C-2023-11030017

PCN: 00-43-45-19-03-012-0190

Zoned: RS

Violations:

- 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 fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/14/2023 **Status:** CLS
- 5 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 12/14/2023 **Status:** CLS

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

Agenda No.: 096 **Complexity Level:** 1 **Status:** Active
Respondent: MakhluF, Gil; MakhluF, Jessica **CEO:** Debbie N Plaud
 19456 Preserve Dr, Boca Raton, FL 33498-4818
Situs Address: 10962 57th Pl S, Lake Worth, FL **Case No:** C-2024-03040033
PCN: 00-41-44-36-00-000-7160 **Zoned:** RE

Violations:

1 Details: One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.
Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 04/15/2024 **Status:** CEH

Agenda No.: 097 **Complexity Level:** 1 **Status:** Active
Respondent: NS 2 LLC **CEO:** Debbie N Plaud
 7808 Sonoma Springs Cir, Unit 101, Lake Worth, FL
 33463-7948
Situs Address: 3662 Melaleuca Ln, A, Lake Worth, FL **Case No:** C-2024-03040014
PCN: 00-43-44-30-01-107-0011 **Zoned:** RM

Violations:

1 Details: Domesticated livestock shall be allowed accessory to a Single Family residential use on lots a minimum of one acre. More specifically chickens and roosters are prohibited.
Code: Unified Land Development Code - 5.B.1.A.21.a
Issued: 05/07/2024 **Status:** CEH

2 Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 05/07/2024 **Status:** CEH

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-2011-008433-0000 (Single Family Dwelling - Duplex) has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 05/07/2024 **Status:** CEH

4 Details: 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, obtain certificate of occupancy for permit # B-2011-008433-0000 (Single Family Dwelling - Duplex).
Code: PBC Amendments to FBC 7th Edition (2020) - 111.1
Issued: 05/07/2024 **Status:** CEH

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 fence (chain link and wood) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/07/2024 **Status:** CEH

6 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to construction materials, trash and debris.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/07/2024 **Status:** CEH

7 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, roof flashing, fascia and soffit are in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 05/07/2024 **Status:** CEH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

- 8 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, wood fence is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 05/07/2024 **Status:** CEH
- 9 **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, occupancy has been changed from Single Family Dwelling without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/07/2024 **Status:** CEH
- 10 **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, multiple accessory structures in rear yard have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/07/2024 **Status:** CEH
- 11 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 05/07/2024 **Status:** CEH
- 12 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, window security bars have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/07/2024 **Status:** CEH
- 13 **Details:** One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 05/07/2024 **Status:** CEH
- 14 **Details:** Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 05/07/2024 **Status:** CEH
- 15 **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, additions/alterations have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/07/2024 **Status:** CEH
- 16 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

More specifically, driveway in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 05/07/2024 **Status:** CEH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

17 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

More specifically, driveway in disrepair.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 05/07/2024 **Status:** CLS

Agenda No.: 098 **Complexity Level:** 1 **Status:** Active
Respondent: SFR XII MIAMI OWNER 1, L.P. **CEO:** Debbie N Plaud
1209 Orange, Wilmington, DE 19801
Situs Address: 6654 Riparian Rd, Lake Worth, FL **Case No.:** C-2024-04020005
PCN: 00-43-45-06-02-040-0110 **Zoned:** RS

- Violations:**
- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/09/2024 **Status:** CEH

 - 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, a wood and chain link fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/09/2024 **Status:** CEH

 - 4** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 04/09/2024 **Status:** CLS

cc: Sfr Xii Miami Owner 1, L.P.

Agenda No.: 099 **Complexity Level:** 1 **Status:** Active
Respondent: Ferreira, Christy De Souza **CEO:** Patrick L Prentice
22367 SW 65th Ave, Boca Raton, FL 33428-6010
Situs Address: 22367 SW 65th Ave, Boca Raton, FL **Case No.:** C-2024-03130008
PCN: 00-42-47-30-04-010-0670 **Zoned:** RM

- Violations:**
- 1** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. Specifically, the trailer parked on the side of the house is not being screened from public view.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 03/13/2024 **Status:** SIT

 - 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. Specifically, a six-foot white PVC fence/gate has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/13/2024 **Status:** SIT

Agenda No.: 100 **Complexity Level:** 1 **Status:** Active
Respondent: Allen I. Kaplan and Linda F. Kaplan, Trustees of the Kaplan **CEO:** Patrick L Prentice
Revocable Trust dated December 15, 2008
9177 SW 22nd St, B, Boca Raton, FL 33428-7614
Situs Address: 1661 SW 64th Way, Boca Raton, FL **Case No.:** C-2023-11290017
PCN: 00-42-47-30-01-005-0320 **Zoned:** AR

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

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. Specifically, the garage has been enclosed into a living space without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/11/2023 **Status:** CEH

- 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. Specifically, a secondary electrical box and electrical outlets have been installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/11/2023 **Status:** CEH

- 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, plumbing for a kitchen has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/11/2023 **Status:** CEH

- 4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, plumbing for a bathroom has been installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/11/2023 **Status:** CEH

- 5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a water heater has been installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/11/2023 **Status:** CEH

cc: Allen I. Kaplan And Linda F. Kaplan, Trustees Of The Kaplan Revocable Trust Dated December 15, 2008

Agenda No.: 101 **Complexity Level:** - **Status:** Removed
Respondent: Louima Properties INC **CEO:** Patrick L Prentice
 3998 NW 73rd Way, Coral Springs, FL 33065-2140
Situs Address: 9232 SW 2nd St, Boca Raton, FL **Case No:** C-2024-04020014
PCN: 00-42-47-30-06-025-0410 **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. Specifically, an A/C unit has been erected or installed at the residence without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/17/2024 **Status:** CLS

cc: Louima Properties Inc

Agenda No.: 102 **Complexity Level:** - **Status:** Active
Respondent: ROBB, GEORGE; NEARY, LINDA **CEO:** Ronald Ramos
 1880 Holman Dr, N Palm Beach, FL 33408-2806
Situs Address: 1880 Holman Dr, North Palm Beach, FL **Case No:** C-2023-10020017
PCN: 00-43-42-04-00-000-3960 **Zoned:** RH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

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 INTERIOR SECOND FLOOR (HABITABLE SPACE) WITH ELECTRICITY AND PLUMBING has been erected or installed without a valid building permit. Obtain required building permits for the INTERIOR SECOND FLOOR (HABITABLE SPACE) WITH ELECTRICITY AND PLUMBING or remove the INTERIOR SECOND FLOOR (HABITABLE SPACE) WITH ELECTRICITY AND PLUMBING.
 ***A PERMIT IS REQUIRED WHETHER THE SPACE IS DEMOLISHED OR RETAINED.
 ***COMPLIANCE WILL BE ACHIEVED WHEN ALL PERMITS ARE IN "COMPLETE STATUS".

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 10/25/2023 **Status:** CEH

Agenda No.: 103 **Complexity Level:** - **Status:** Active
Respondent: Ronald E. Butler a/k/a Ron Butler and Patricia E. Butler a/k/a CEO: Ronald Ramos
 Patty Butler, as Co-Trustees of the Ronald and Patricia
 Butler Revocable Living Trust Dated March 27, 2023
 1947 Len Dr, North Palm Beach, FL 33408-2825

Situs Address: 1947 Len Dr, North Palm Beach, FL **Case No:** C-2023-12110020
PCN: 00-43-42-04-00-000-4580 **Zoned:** RH

Violations:

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

>>>More specifically, WHITE MEMBRANE STRUCTURE (LOCATED IN THE S/W QUADRANT) has been erected or installed without a valid building permit. Obtain required building permits for the WHITE MEMBRANE STRUCTURE (LOCATED IN THE S/W QUADRANT) or remove the WHITE MEMBRANE STRUCTURE (LOCATED IN THE S/W QUADRANT).

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/18/2023 **Status:** SIT

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-2019-031364-0000=(PAVER BRICK DRIVEWAY WITH TURNOUT) has become inactive or expired.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 12/18/2023 **Status:** CLS

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

>>>More specifically, A SHED (LOCATED IN THE N/E QUADRANT) has been erected or installed without a valid building permit. Obtain required building permits for the SHED (LOCATED IN THE N/E QUADRANT) or remove the SHED (LOCATED IN THE N/E QUADRANT).

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/18/2023 **Status:** SIT

Agenda No.: 104 **Complexity Level:** - **Status:** Removed
Respondent: Sherril A. Shipley as Trustee of the SHERRIL A. SHIPLEY CEO: Ronald Ramos
 REVOCABLE TRUST dated March 7, 2018
 2101 Vitex Ln, North Palm Beach, FL 33408-2728

Situs Address: 2856 Banyan Ln, West Palm Beach, FL **Case No:** C-2024-02060025
PCN: 00-43-42-17-02-009-0040 **Zoned:** CG

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

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, ENCLOSED HABITABLE SPACE ON THE DRIVEWAY, ATTACHED TO THE EAST SIDE OF THE MOBILE HOME has been erected or installed without a valid building permit. Obtain required building permits for the ENCLOSED HABITABLE SPACE ON THE DRIVEWAY, ATTACHED TO THE EAST SIDE OF THE MOBILE HOME or remove the ENCLOSED HABITABLE SPACE ON THE DRIVEWAY, ATTACHED TO THE EAST SIDE OF THE MOBILE HOME.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/06/2024 **Status:** CLS
- 4** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- >>>More specifically, 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: 02/06/2024 **Status:** CLS
- 6** **Details:** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.
- >>>More specifically, THERE IS DAMAGED FLOORING AND WALLS. Maintain the interior of the structure and equipment therein in good repair, structurally sound and in a sanitary condition.
- Code:** Palm Beach County Property Maintenance Code - Section 14-34 (a)
Issued: 02/06/2024 **Status:** CLS

cc: Pbso
Pregen, Ari Esq

Agenda No.: 105 **Complexity Level:** - **Status:** Active
Respondent: SID ELITE LLC **CEO:** Ronald Ramos
423 SW SWEETWATER Trl, PORT SAINT LUCIE, FL 34901
Situs Address: 3761 93rd Ln N, 1, West Palm Beach, FL **Case No:** C-2023-11030002
PCN: 00-43-42-18-00-000-7140 **Zoned:** RM

Violations:

- 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 6' WOOD FENCE (USED FOR GARBAGE CAN CONTAINMENT ON EAST SIDE) has been erected or installed without a valid building permit. Obtain required building permits for the 6' WOOD FENCE (USED FOR GARBAGE CAN CONTAINMENT ON EAST SIDE) or remove the 6' WOOD FENCE (USED FOR GARBAGE CAN CONTAINMENT ON EAST SIDE).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/18/2024 **Status:** CEH

Agenda No.: 106 **Complexity Level:** - **Status:** Active
Respondent: STEARNS, RITA **CEO:** Ronald Ramos
9244 E Highland Pines Blvd, Palm Beach Gardens, FL
33418-5717
Situs Address: 9244 E Highland Pines Blvd, Palm Beach Gardens, FL **Case No:** C-2024-02160006
PCN: 00-42-42-13-07-000-0180 **Zoned:** RM

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

Violations:

- 1 Details:** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

MORE SPECIFICALLY, THERE IS EXTENSIVE DAMAGE TO THE WALLS AND DOORS THROUGHOUT THE SFD. Maintain the interior of the structure and equipment therein in good repair, structurally sound and in a sanitary condition.

Code: Palm Beach County Property Maintenance Code - Section 14-34 (a)
Issued: 04/22/2024 **Status:** CEH
- 2 Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight.

>>>MORE SPECIFICALLY, THERE ARE MISSING WINDOW(S) IN THE SFD. Maintain windows, doors and frames in sound condition, good repair and weather-tight.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 04/22/2024 **Status:** CEH
- 3 Details:** Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

>>>MORE SPECIFICALLY, THERE ELECTRICAL SYSTEM HAZARDS WITHIN THE SFD, INCLUDING BUT NOT LIMITED TO INVOLVING KITCHEN APPLIANCES. AFTER OBTAINING A PERMIT FOR THE REQUIRED REPAIRS, BRING THE ELECTRICAL SYSTEM, INCLUSIVE OF KITCHEN APPLIANCES INTO COMPLIANCE WITH THE ELECTRICAL CODE. COMPLIANCE WILL ONLY BE ACHEIVED, AFTER THE PERMIT HAS BEEN ISSUED A "CERTIFICATE OF COMPLETION".

Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (3)
Issued: 04/22/2024 **Status:** CEH
- 4 Details:** Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae.

>>>MORE SPECIFICALLY, THE IN-GROUND POOL WATER, LACKS CLARITY. Please maintain the pool's water clarity

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)
Issued: 04/22/2024 **Status:** CEH
- 5 Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.

>>>MORE SPECIFICALLY, THERE IS OPEN STORED TRASH AND DEBRIS. 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: 04/22/2024 **Status:** CEH
- 6 Details:** Uncultivated vegetation when 1) greater than 18 inches in height located on vacant lots, or 2) greater than 7 inches in height when located on developed residential or developed non-residential lots shall be considered a nuisance.

>>>MORE SPECIFICALLY, OVERGROWN GRASS AND WEEDS EXIST IN THE YARD (MOSTLY IN THE BACKYARD). Cut the grass and/or weeds.

Code: Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)
Issued: 04/22/2024 **Status:** CEH
- 7 Details:** Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

>>>MORE SPECIFICALLY, GARBAGE CAN(S) ARE BEING STORED IN PLAIN VIEW FROM THE STREET. Store garbage containers so that they are screened from view from streets or public right-of-way.

Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 04/22/2024 **Status:** CEH

cc: Pbso

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

Agenda No.: 107 **Complexity Level:** 1 **Status:** Active
Respondent: VANANTWERP, BRYCEN T **CEO:** Ronald Ramos
9481 SILVERTHORNE Dr, Lake Park, FL 33403-1048
Situs Address: 9481 Silverthorne Dr, West Palm Beach, FL **Case No:** C-2024-02210020
PCN: 00-43-42-18-02-000-0652 **Zoned:** RM

- Violations:**
- 1** **Details:** Residential - Single Family, Townhouses, and Multifamily with a maximum of two units shall not be subject to the requirements of Art. 5.E.4.E.3, Submittal Requirements and Art. 5.E.4.E.4, Standards. All permitted outdoor lighting shall be oriented and directed away from adjacent residential uses or adjacent streets that are internal or external to the subject property.

 >>>MORE SPECIFICALLY, AN UNPERMITTED LIGHT, ELEVATED BY A POLE (WITHIN THE N/E QUADRANT) IS ORIENTED TOWARD ANOTHER RESIDENCE. Remove or redirect the light shining on adjacent residential properties or streets.

Code: Unified Land Development Code - 5.E.4.E.2.c.1
Issued: 04/16/2024 **Status:** CLS
 - 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

 >>>More specifically, A LIGHT POLE (ERECTED NEAR THE NORTH BOUNDARY LINE OF THE SITUS) has been erected or installed without a valid building permit. Obtain required building permits for the LIGHT POLE (ERECTED NEAR THE NORTH BOUNDARY LINE OF THE SITUS) or remove the LIGHT POLE (ERECTED NEAR THE NORTH BOUNDARY LINE OF THE SITUS).

Code:
Issued: 04/16/2024 **Status:** CLS
 - 5** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

 >>>More specifically, EXTERIOR SPOT LIGHTS have been erected or installed without a valid building permit. Obtain required building permits for the EXTERIOR SPOT LIGHTS or remove the EXTERIOR SPOT LIGHTS.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/16/2024 **Status:** SIT
 - 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, EXTERIOR VIDEO CAMERAS has been erected or installed without a valid building permit. Obtain required building permits for the EXTERIOR VIDEO CAMERAS or remove the EXTERIOR VIDEO CAMERAS.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/16/2024 **Status:** SIT

Agenda No.: 108 **Complexity Level:** - **Status:** Removed
Respondent: 10700 Shore Drive LLC **CEO:** Teresa G Rouse
4573 SW Van Dyke St, Port Saint Lucie, FL 34953-6778
Situs Address: 10700 Shore Dr, Boca Raton, FL **Case No:** C-2024-03150017
PCN: 00-41-47-25-02-000-3250 **Zoned:** AR

- Violations:**
- 1** **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, roof is leaking.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 03/18/2024 **Status:** CLS

cc: 10700 Shore Drive Llc

Agenda No.: 109 **Complexity Level:** 1 **Status:** Active
Respondent: Cornejo, Lorena **CEO:** Teresa G Rouse

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

22941 Seaspray Pl, Boca Raton, FL 33428-5719

Situs Address: 22941 Seaspray Pl, Boca Raton, FL
PCN: 00-41-47-25-02-000-2460

Case No: C-2024-03260016
Zoned: AR

Violations:

- 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, driveway has been expanded or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/12/2024 **Status:** CEH

Agenda No.: 110

Complexity Level: -

Status: Removed

Respondent: Farronay, Maricela
 10586 Wheelhouse Cir, Boca Raton, FL 33428-1214

CEO: Teresa G Rouse

Situs Address: 10586 Wheelhouse Cir, Boca Raton, FL
PCN: 00-41-47-13-12-000-0280

Case No: C-2024-03250001
Zoned: RTS

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 pergola has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/25/2024 **Status:** CLS

Agenda No.: 111

Complexity Level: 1

Status: Active

Respondent: Sarikov, Ruben; Kats, Natalya Rafailovna; Sarikov, Levi
 10592 Wheelhouse Cir, Boca Raton, FL 33428-1214

CEO: Teresa G Rouse

Situs Address: 10592 Wheelhouse Cir, Boca Raton, FL
PCN: 00-41-47-13-12-000-0291

Case No: C-2024-03190008
Zoned: RTS

Violations:

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an aluminum roof structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/22/2024 **Status:** CEH
- 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, a pergola has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/22/2024 **Status:** CEH
- 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, electrical added to fan under aluminum structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/22/2024 **Status:** CEH
- 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: 03/22/2024 **Status:** CEH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 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, wooden fence in rear of property has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/22/2024 **Status:** CEH

Agenda No.: 112	Complexity Level: 1	Status: Active
Respondent: Lopez Ramos, Eduardo Luis; Matamala, Alexandra Alejandra 22140 Aquila St, Boca Raton, FL 33428-4010		CEO: Teresa G Rouse
Situs Address: 22140 Aquila St, Boca Raton, FL		Case No: C-2024-04290019
PCN: 00-41-47-25-05-012-0080		Zoned: RS

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, but not limited to the vehicle parked in driveway with a flat tire. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/29/2024 Status: CEH
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, the grass and weeds on the property are overgrown. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 04/29/2024 Status: CEH
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, roof is in disrepair. Code: Palm Beach County Property Maintenance Code - Section 14-33 (g) Issued: 04/29/2024 Status: CEH

Agenda No.: 113	Complexity Level: 1	Status: Active
Respondent: Rivermay Investments LLC 1110 Brickell Ave, Ste 200, Miami, FL 33131-3134		CEO: Teresa G Rouse
Situs Address: 12383 Antille Dr, Boca Raton, FL		Case No: C-2024-04160017
PCN: 00-41-47-22-08-000-0400		Zoned: RT

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-2022-045097-0000 has become inactive or expired. Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1 Issued: 04/22/2024 Status: SIT
----------	--

cc: Rivermay Investments Llc

Agenda No.: 114	Complexity Level: 1	Status: Active
Respondent: Rodriguez, Daniel 22030 Aquila St, Boca Raton, FL 33428-4008		CEO: Teresa G Rouse
Situs Address: 22030 Aquila St, Boca Raton, FL		Case No: C-2024-04230001
PCN: 00-41-47-25-05-012-0010		Zoned: RS

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

Violations:	<p>1 Details: A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:</p> <p>a. The barrier must be at least four (4) feet high on the outside.</p> <p>b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.</p> <p>c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) Issued: 04/23/2024 Status: SIT</p>
	<p>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, the fence that surrounds the property is in need of repair.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (a) Issued: 04/23/2024 Status: CLS</p>
	<p>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, stucco work has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/23/2024 Status: SIT</p>

Agenda No.: 115 **Complexity Level:** 1 **Status:** Active
Respondent: BAF ASSETS, LLC **CEO:** Omar J Sheppard
 1201 Hays St, Tallahassee, FL 32301
Situs Address: 5938 Orchard Way, West Palm Beach, FL **Case No:** C-2024-04100013
PCN: 00-42-43-26-07-000-0100 **Zoned:** RS

Violations:	<p>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/17/2024 Status: CEH</p>
--------------------	--

cc: Baf Assets, Llc

Violations:	<p>1 Details: Domesticated livestock shall be allowed accessory to a Single Family residential use on lots a minimum of one acre.</p> <p>Code: Unified Land Development Code - 5.B.1.A.21.a Issued: 05/02/2024 Status: CLS</p>
	<p>2 Details: It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.</p> <p>Code: Unified Land Development Code - 6.D.1.A.4.a.2.a Issued: 05/02/2024 Status: CLS</p>
	<p>3 Details: Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:</p> <p>1) Hedges shall not exceed four feet in height when located within the required front setback. 2) Hedges shall not exceed eight feet in height when located on or adjacent to the side, side street, or rear property lines.</p> <p>Code: Unified Land Development Code - 7.D.4.A.1.a Issued: 05/02/2024 Status: CEH</p>

4 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

1546 Meridian Rd, West Palm Beach, FL 33417-4430

Situs Address: 1546 Meridian Rd, West Palm Beach, FL

Case No: C-2024-04010021

PCN: 00-42-43-26-04-025-0100

Zoned: RM

Violations:

- | | | |
|----------|--|--------------------|
| 2 | Details: Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 04/04/2024 | 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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/04/2024 | Status: CEH |

Agenda No.: 120

Complexity Level: 1

Status: Removed

Respondent: Ruiz, Jose A; Ruiz, Evangelina L

CEO: Omar J Sheppard

11191 40th St N, Royal Palm Beach, FL 33411-9101

Situs Address: 1597 Meridian Rd, West Palm Beach, FL

Case No: C-2023-09110026

PCN: 00-42-43-26-04-024-0010

Zoned: RM

Violations:

- | | | |
|----------|---|--------------------|
| 4 | Details: A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
a. The barrier must be at least four (4) feet high on the outside.
b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 09/13/2023 | Status: CLS |
|----------|---|--------------------|

cc: Ruiz, Jose A

Agenda No.: 121

Complexity Level: 1

Status: Active

Respondent: The Breckenridge Condominium Association, Inc

CEO: Omar J Sheppard

4455 Military Trl, Ste 200, Jupiter, FL 33458 United States

Situs Address: 5149 Breckenridge Pl, West Palm Beach, FL

Case No: C-2024-02220019

PCN: 00-42-43-26-22-000-

Zoned: RH

Violations:

- | | | |
|----------|--|--------------------|
| 1 | Details: All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)
Issued: 03/20/2024 | Status: CEH |
|----------|--|--------------------|

cc: The Breckenridge Condominium Association, Inc

Agenda No.: 122

Complexity Level: 1

Status: Active

Respondent: Burke, Tommy; Burke, Vivian

CEO: David T Snell

1613 60th Trl S, Lot 215, West Palm Beach, FL 33415

Situs Address: 1613 60th Trl S, Lot 215, FL

Case No: C-2024-04290022

PCN:

Zoned:

Violations:

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

Specifically: An addition has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/16/2024 | Status: CEH |
|----------|---|--------------------|

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

2	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More</p> <p>Specifically: Two (2) splitter A/C units have been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 05/16/2024 Status: CEH</p>
3	<p>Details: One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.</p> <p>Specifically: A commercial box truck is parked in the front setback which is a violation of this Section and Code.</p> <p>Code: Unified Land Development Code - 6.A.1.B.2.a Issued: 05/16/2024 Status: CLS</p>

Agenda No.: 123 **Complexity Level:** 1 **Status:** Removed
Respondent: Diaz, Luis A **CEO:** David T Snell
1637 Linda Lou Dr, West Palm Beach, FL 33415-5528
Situs Address: 1637 Linda Lou Dr, West Palm Beach, FL **Case No:** C-2024-05100025
PCN: 00-42-44-11-04-000-0550 **Zoned:** RS

Violations:	<p>1 Details: One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.</p> <p>Specifically: The premises are utilized to a semi-tractor which is a Violation of this Section and Code.</p> <p>Code: Unified Land Development Code - 6.A.1.B.2.a Issued: 05/10/2024 Status: CLS</p>
--------------------	---

Agenda No.: 124 **Complexity Level:** 1 **Status:** Active
Respondent: Ortiz Falcon, Victor Manuel **CEO:** David T Snell
6464 Gun Club Rd, West Palm Beach, FL 33415-2441
Situs Address: 6464 Gun Club Rd, West Palm Beach, FL **Case No:** C-2024-05100035
PCN: 00-42-44-03-00-000-1136 **Zoned:** RT

Violations:	<p>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.</p> <p>Specifically: A large membrane canopy has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 05/13/2024 Status: CEH</p>
--------------------	--

Agenda No.: 125 **Complexity Level:** 1 **Status:** Active
Respondent: Villalta, Catalina C **CEO:** David T Snell
1657 60th Ter S, Lot 1315, West Palm Beach, FL 33415
Situs Address: 1657 60th Ter, Lot 1315, FL **Case No:** C-2024-05090008
PCN: **Zoned:**

Violations:	<p>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 that 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>Specifically: There are small ladders and other items stored in front of the mobile home which is a Violation of this Section and Code.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p>
--------------------	---

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

	Issued: 05/21/2024		Status: CEH
2	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p style="text-align: center;">Specifically: A large accessory structure has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 05/21/2024</p>		
			Status: CEH
3	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p style="text-align: center;">Specifically: A screen enclosure has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 05/21/2024</p>		
			Status: CEH
4	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p style="text-align: center;">Specifically: A splitter A/C has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 05/21/2024</p>		
			Status: CEH

Agenda No.: 126	Complexity Level: 1	Status: Postponed																											
Respondent: Padilla, Lazaro Rivero; Martinez, Dilla Villatoro; Castillo, Jerson		CEO: Christina G Stodd																											
	4893 Kirk Rd, Lake Worth Beach, FL 33461-5319																												
Situs Address: 4893 Kirk Rd, Lake Worth, FL		Case No.: C-2024-01160027																											
PCN: 00-42-44-25-00-000-6450		Zoned: RM																											
Violations:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;">1</td> <td colspan="2"> <p>Details: One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.</p> <p>Code: Unified Land Development Code - 6.A.1.B.2.a</p> <p>Issued: 02/05/2024</p> </td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">Status: CLS</td> </tr> <tr> <td style="text-align: center; vertical-align: top;">2</td> <td colspan="2"> <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, paver driveway has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 02/05/2024</p> </td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">Status: CEH</td> </tr> <tr> <td style="text-align: center; vertical-align: top;">4</td> <td colspan="2"> <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, concrete pad on south side of house, has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 02/05/2024</p> </td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">Status: CEH</td> </tr> <tr> <td style="text-align: center; vertical-align: top;">5</td> <td colspan="2"> <p>Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</p> <p>Code: Unified Land Development Code - 6.D.1.A.4.a.2.b</p> <p>Issued: 02/05/2024</p> </td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">Status: CEH</td> </tr> <tr> <td style="text-align: center; vertical-align: top;">7</td> <td colspan="2"> <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, construction debris and fencing wood observed openly stored in the north backyard area.</p> </td> </tr> </table>		1	<p>Details: One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.</p> <p>Code: Unified Land Development Code - 6.A.1.B.2.a</p> <p>Issued: 02/05/2024</p>				Status: CLS	2	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, paver driveway has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 02/05/2024</p>				Status: CEH	4	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, concrete pad on south side of house, has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 02/05/2024</p>				Status: CEH	5	<p>Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</p> <p>Code: Unified Land Development Code - 6.D.1.A.4.a.2.b</p> <p>Issued: 02/05/2024</p>				Status: CEH	7	<p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, construction debris and fencing wood observed openly stored in the north backyard area.</p>	
1	<p>Details: One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.</p> <p>Code: Unified Land Development Code - 6.A.1.B.2.a</p> <p>Issued: 02/05/2024</p>																												
		Status: CLS																											
2	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, paver driveway has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 02/05/2024</p>																												
		Status: CEH																											
4	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, concrete pad on south side of house, has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 02/05/2024</p>																												
		Status: CEH																											
5	<p>Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</p> <p>Code: Unified Land Development Code - 6.D.1.A.4.a.2.b</p> <p>Issued: 02/05/2024</p>																												
		Status: CEH																											
7	<p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, construction debris and fencing wood observed openly stored in the north backyard area.</p>																												

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/05/2024 **Status:** CEH

Agenda No.: 127 **Complexity Level:** 1 **Status:** Active
Respondent: O'Neil, Patrick T **CEO:** Christina G Stodd
3282 Amberjack Rd, Lake Worth, FL 33462-3602
Situs Address: 3282 Amberjack Rd, Lake Worth, FL **Case No.:** C-2024-05060008
PCN: 00-43-45-06-02-031-0020 **Zoned:** RS

- Violations:**
- 1 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 05/06/2024 **Status:** CLS
 - 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 6 ft wood privacy fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/06/2024 **Status:** SIT
 - 5 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to boat engines observed openly stored.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/06/2024 **Status:** CLS

Agenda No.: 128 **Complexity Level:** 1 **Status:** Active
Respondent: A M Management Enterprises LLC **CEO:** RI Thomas
1500 Belvedere Rd, West Palm Beach, FL 33406-1502
Situs Address: 1633 S Military Trl, West Palm Beach, FL **Case No.:** C-2024-05070021
PCN: 00-42-44-12-16-004-0010 **Zoned:** UI

- Violations:**
- 4 **Details:** Uses identified in Use Matrix 4.B.11 with a "D" are allowed in the zoning districts with an approval by the Development Review Officer subject to the Zoning Agency Review process. Temporary uses are not permanent in nature; not intended to be permanently fixed at a location; and are typically approved for a defined period of time. More specifically, Mobile Retail Sales (Mobile Food Vendor).
Code: Unified Land Development Code - 4.A.7.C.5
Unified Land Development Code - 4.B.11.A
Unified Land Development Code - 4.B.11.C.3
Issued: 05/20/2024 **Status:** CEH

Agenda No.: 129 **Complexity Level:** 1 **Status:** Active
Respondent: BOYD, MARVIN D; Linder, Robert **CEO:** RI Thomas
133 Crane Ln, West Palm Beach, FL 33415-3113
Situs Address: 133 Crane Ln, West Palm Beach, FL **Case No.:** C-2024-04220030
PCN: 00-42-44-01-08-005-0070 **Zoned:** RH

- Violations:**
- 1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 04/23/2024 **Status:** CEH
 - 2 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, boats.
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 04/23/2024 **Status:** CEH
 - 3 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 04/23/2024 **Status:** CEH

Agenda No.: 130 **Complexity Level:** 1 **Status:** Removed
Respondent: 3200 N HAVERHILL BORROWER LLC, 3200 N HAVERI
BORROWER LLC 2, and 3200 N HAVERHILL BORROW
LLC 3 **CEO:** Charles Zahn
1200 S Pine Island Rd, Plantation, FL 33324

Situs Address: 3200 Haverhill Rd, 104 Building C, FL **Case No:** C-2024-04150009
PCN: **Zoned:**

Violations:

- 1 **Details:** 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. Specifically, leak at the kitchen sink causing damage to the kitchen vanity.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Issued: 04/23/2024 **Status:** CLS
- 2 **Details:** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. More specifically, closet doors are missing or do not operate as intended.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (a)
Issued: 04/23/2024 **Status:** CLS
- 3 **Details:** Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110 degrees F. (43 degrees C.). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters. Specifically, water heater is leaking.
Code: Palm Beach County Property Maintenance Code - Section 14-44 (d) (4)
Issued: 04/23/2024 **Status:** CLS
- 4 **Details:** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. More specifically, bathroom vanity is missing doors.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (a)
Issued: 04/23/2024 **Status:** CLS
- 5 **Details:** 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. Specifically, drain stopper missing.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Issued: 04/23/2024 **Status:** CLS
- 6 **Details:** 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. Specifically, dishwasher is inoperable.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (b) (1)
Issued: 04/23/2024 **Status:** CLS
- 7 **Details:** 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. Specifically, air conditioner is not working correctly.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (b) (1)
Issued: 04/23/2024 **Status:** CLS
- 8 **Details:** 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. Specifically, bathroom vent does not work.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (b) (1)
Issued: 04/23/2024 **Status:** CLS
- 9 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Palm Beach County Property Maintenance Code - Section 14-33 (n)
Issued: 04/23/2024 **Status:** CLS

10 Details: 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. Specifically, drywall/caulk missing from window that may allow for insects to enter the dwelling.

Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)
Issued: 04/23/2024 **Status:** CLS

cc: 3200 N Haverhill Borrower Llc, 3200 N Haverhill Borrower Llc 2, And 3200 N Haverhill Borrower Llc 3

Agenda No.: 131 **Complexity Level:** 1 **Status:** Active
Respondent: Beesley, Ronald J; Beesley, Marianne C **CEO:** Charles Zahn
1672 Live Oak Dr, West Palm Beach, FL 33415-5535
Situs Address: 1672 Live Oak Dr, West Palm Beach, FL **Case No:** C-2023-05180029
PCN: 00-42-44-11-07-000-0260 **Zoned:** RS

Violations:

1 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, roofed structure with metal roof in rear yard has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/14/2023 **Status:** CEH

Agenda No.: 132 **Complexity Level:** 1 **Status:** Removed
Respondent: Roberts, Diedre D; Roberts, Harry H **CEO:** Charles Zahn
8825 Pioneer Rd, West Palm Beach, FL 33411-4527
Situs Address: 8825 Pioneer Rd, West Palm Beach, FL **Case No:** C-2023-04210013
PCN: 00-42-44-05-01-000-0020 **Zoned:** RE

Violations:

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

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/24/2023 **Status:** CLS

Agenda No.: 133 **Complexity Level:** 1 **Status:** Active
Respondent: Westgate LLC **CEO:** Richard W Padgett
17272 67th Ct N, Loxahatchee, FL 33470-3239
Situs Address: 2818 Westgate Ave, FL **Case No:** C-2023-12110025
PCN: 00-43-43-30-03-032-0200 **Zoned:** RH

Violations:

1 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/13/2023 **Status:** CEH

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, a chain link fence has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/13/2023 **Status:** CEH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

- 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, a concrete wall with gate has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/13/2023 **Status:** CEH
- 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, fill (dirt) and rock has been erected or installed without a valid building permit.
- 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, _____.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 110.9
Issued: 12/13/2023 **Status:** CEH

Agenda No.: 134	Complexity Level: 3	Status: Active
Respondent: Cordova Luevanos, Gabriel 4535 Jill Pl, Lake Worth, FL 33463-4448		CEO: Jen L Batchelor Type: Irreparable
Situs Address: 8810 Apache Blvd, Loxahatchee, FL		Case No: C-2024-07090009
PCN: 00-41-42-19-00-000-1350		Zoned: AR
Violations:	<p>1 Details: Operating, playing or using any loud speaker, loud speaker system, sound amplifier, radio, television, phonograph, musical instrument, or similar device which generates excessive noise at the property line of inhabited residential land shall be prohibited. More specifically, on July 8, 2024, amplified music coming from a live band with stereo equipment used to amplify the sound was observed and heard emanating from the property located at 8810 Apache Boulevard, Loxahatchee.</p> <p>Code: Unified Land Development Code - 5.E.4.B.1.c. Issued: 07/23/2024 Status: SIT</p> <p>2 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, indoor/outdoor entertainment in the Agricultural Residential district is prohibited. More specifically, on July 8, 2024, amplified music coming from a live band with stereo equipment used to amplify the sound was observed and heard emanating from the property located at 8810 Apache Boulevard, Loxahatchee.</p> <p>Code: Unified Land Development Code - 4.A.7.C.6 Issued: 07/23/2024 Status: SIT</p>	

Agenda No.: 135 **Complexity Level:** - **Status:** Removed
Respondent: VILLAS OF SANDALFOOT HOMEOWNERS **CEO:** Adam F Moulton
ASSOCIATION, INC.
621 NW 53RD St, Ste 300, Boca Raton, FL 33487 **Type:** Life Safety
Situs Address: 22390 Posada Ln, Boca Raton, FL **Case No:** C-2024-08050014

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

PCN: 00-42-47-30-29-001-0000

Zoned: RH

Violations:

1 Details: A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:

- a. The barrier must be at least four (4) feet high on the outside.
- b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
- c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door. More specifically, due to pool having major gap in surrounding fence, a Life Safety violation has occurred.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 08/05/2024 **Status:** CLS

cc: Code Enforcement
Villas Of Sandalfoot Homeowners Association, Inc.

Agenda No.: 136

Complexity Level: 2

Status: Active

Respondent: Morrison, Travis

CEO: Michael L Jordan

4411 Melvin Rd, Lake Worth Beach, FL 33461-4531

Type: Repeat

Situs Address: 4411 Melvin Rd, Lake Worth, FL

Case No: C-2024-07160009

PCN: 00-43-44-30-01-054-0021

Zoned: RM

Violations:

1 Details: Operating, playing or using any loud speaker, loud speaker system, sound amplifier, radio, television, phonograph, musical instrument, or similar device which generates excessive noise at the property line of inhabited residential land shall be prohibited. More specifically loud parties being conducted on this property in violation of Special Magistrate Order (agreed order) adjudicated on November 1, 2023 by Magistrate William Tuhey.

Code: Unified Land Development Code - 5.E.4.B.1.c.
Issued: 07/24/2024 **Status:** CEH

Agenda No.: 137

Complexity Level: 1

Status: Active

Respondent: DUDLEY MASTER ASSOCIATION, INC.

CEO: Joanna Mirodias

2625 Dudley Dr E, West Palm Beach, FL 33415

Situs Address: Drainage Ditch between Dudley Drive East and Barkley Drive West

Case No: C-2023-08310004

PCN:

Zoned: RH

Violations:

1 Details: Section 23-38 - Permit Required.

1. Any Person Placing or Maintaining any Facility in the Right-of-Way shall have a Permit. More specifically, placing or maintaining a facility (culverts) in the Right-of Way (drainage ditch between Dudley Drive East and Barkley Drive West) without the required permit from Land Development/ Engineering.

"Facility" shall mean any permanent or temporary plant, property, Structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, Communications Facility, and any type of cable, conduit, duct, fiber optic, Pole, Antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement.

Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 08/31/2023 **Status:** CEH

cc: Dudley Master Association, Inc.

Agenda No.: 138

Complexity Level: -

Status: Active

Respondent: Cordova Luevanos, Gabriel

CEO: Jen L Batchelor

4535 Jill Pl, Lake Worth, FL 33463-4448

Type: Irreparable

Situs Address: 8810 Apache Blvd, Loxahatchee, FL

Case No: C-2024-08060028

PCN: 00-41-42-19-00-000-1350

Zoned: AR

Violations:

1 Details: Operating, playing or using any loud speaker, loud speaker system, sound amplifier, radio, television, phonograph, musical instrument, or similar device which generates excessive noise at the property line of inhabited residential land shall be prohibited. More specifically, on July 26, 2024, amplified music coming from a large speaker used to amplify the sound was observed and heard emanating from the property located at 8810 Apache Boulevard, Loxahatchee.

Code: Unified Land Development Code - 5.E.4.B.1.c.
Issued: 08/06/2024 **Status:** SIT

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM

2 **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, indoor/outdoor entertainment in the Agricultural Residential district is prohibited. More specifically, on July 26, 2024, amplified music coming from a large speaker used to amplify the sound was observed and heard emanating from the property located at 8810 Apache Boulevard, Loxahatchee.
Code: Unified Land Development Code - 4.A.7.C.6
Issued: 08/06/2024 **Status:** SIT

Agenda No.: 139 **Complexity Level:** 1 **Status:** Active
Respondent: Pulido Boet, Pedro L; Gutierrez Perez, Andrea **CEO:** Brian Burdett
16795 63rd Rd N, Loxahatchee, FL 33470-6010
Situs Address: 16795 63rd Rd N, Loxahatchee, FL **Case No:** C-2024-06070002
PCN: 00-40-42-36-00-000-7330 **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, Cease breaking up roofing tile on site creating dust and a nuisance on neighboring properties. Mitigate dust and drainage issues.
Code: PBC Amendments to FBC 7th Edition (2020) - 110.9
Issued: 06/07/2024 **Status:** SIT

Agenda No.: 140 **Complexity Level:** 2 **Status:** Active
Respondent: SAPPHIRE BELLE LLC **CEO:** Joanna Mirodias
1201 Hays St, Tallahassee, FL 32301
Situs Address: 609 Runyon Vlg, A, Belle Glade, FL **Case No:** C-2023-04190032
PCN: 00-37-43-17-00-000-3030 **Zoned:** AP

Violations:

1 **Details:** All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, the fire damage.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (d)
Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 04/19/2023 **Status:** CEH

cc: Sapphire Belle Llc
Sapphire Belle Llc

Agenda No.: 141 **Complexity Level:** 1 **Status:** Active
Respondent: BISHOP LAKE WORTH OWNER LLC **CEO:** David T Snell
1201 Hays St, Tallahassee, FL 32301-2525
Situs Address: 3927 Hadjes Dr, Lake Worth, FL **Case No:** C-2023-10110004
PCN: 00-42-44-20-04-001-0000

RE: Case added to the Sept 7, 2024 CCH to amend the fine amount imposed against the respondent from \$76.77 to \$100.00 per day the violation continues to exist.

cc: Bishop Lake Worth Owner Llc

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 04, 2024 9:00 AM**

E. HOUSE KEEPING ITEMS (CONTESTED HEARING)

F. CLOSING REMARKS

- 1. SPECIAL MAGISTRATE**
- 2. COUNTY ATTORNEY**
- 3. STAFF**

"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. "