



**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

**Special Magistrate: Christy L Goddeau  
Contested**

**Special Magistrate: William Toohey  
Non-Contested**

**A. WELCOME**

**B. STAFF ANNOUNCEMENTS / REMARKS**

**C. DIVIDING THE HEARING - CONTESTED AND NON-CONTESTED**

**D. SCHEDULED CASES**

<b>Agenda No.:</b> 001	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Bonanno, Steven		<b>CEO:</b> Jen L Batchelor
	13258 67th St N, West Palm Beach, FL 33412-1956	
<b>Situs Address:</b> 13258 67th St N, West Palm Beach, FL		<b>Case No:</b> C-2023-07260016
<b>PCN:</b> 00-41-42-33-00-000-1590		<b>Zoned:</b> AR

<b>Violations:</b>	<p><b>2</b> <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, perimeter fencing and gates has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 07/27/2023 <b>Status:</b> CEH</p> <p><b>4</b> <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed or roof structure to the west side of the house has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 07/27/2023 <b>Status:</b> CEH</p> <p><b>5</b> <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, two metal sheds on the east side of the property have been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 07/27/2023 <b>Status:</b> CEH</p>
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<b>Agenda No.:</b> 002	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Martinez Law Trustee Services, LLC as Trustee dated		<b>CEO:</b> Maggie Bernal
	March 8, 2024 2032 Bonnie Drive Trust, 18115 N Us Highway 41, Ste 600, Lutz, FL 33549-6473	
<b>Situs Address:</b> 2032 Bonnie Dr, West Palm Beach, FL		<b>Case No:</b> C-2024-05310001
<b>PCN:</b> 00-42-44-14-07-000-0300		<b>Zoned:</b> RM

<b>Violations:</b>	<p><b>1</b> <b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.</p>
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**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 2024 9:00 AM**

- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 06/14/2024 **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: Attached Efficiency/Apartment has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/14/2024 **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: Outside Laundry room has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/14/2024 **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: Back attached roof structure has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/14/2024 **Status:** CEH

**Agenda No.:** 003 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Almaguer, Johncar Luis; Rivero, Yaniet Diaz **CEO:** Maggie Bernal  
 2158 E Palma Cir, West Palm Beach, FL 33415-7408  
**Situs Address:** 2158 E Palma Cir, West Palm Beach, FL **Case No:** C-2024-06250023  
**PCN:** 00-42-44-13-13-000-0040 **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.  
**Code:** Unified Land Development Code - 6.D.1.A.1.c  
**Issued:** 07/08/2024 **Status:** CLS
- 2 Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.  
 More Specifically: No vehicle is permitted to park on grass and/or unimproved surface area in a residential zoning district.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b  
**Issued:** 07/08/2024 **Status:** CLS

**Agenda No.:** 004 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Salguero Pimienta, Vladimir Z; Martinez Huamca, Patricia **CEO:** Maggie Bernal  
 4399 Janet Dr, Lot 369, Lake Worth, FL 33463  
**Situs Address:** 4399 Janet Dr, Lot 369, Lake Worth, FL **Case No:** C-2024-03040018  
**PCN:** **Zoned:**

- Violations:**
- 1 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
 More Specifically: Shed (renovation/conversion/alteration) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/02/2024 **Status:** CEH
- 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/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 05/02/2024 **Status:** CEH









**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

	<b>Issued:</b> 05/20/2024	<b>Status:</b> CLS
<b>2</b>	<b>Details:</b> Permits. Permits, where required, shall comply with Section 1.12. <b>Code:</b> National Fire Protection Association 1 2018 - 13.1.1.1	
	<b>Issued:</b> 05/20/2024	<b>Status:</b> CLS
<b>3</b>	<b>Details:</b> To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72. <b>Code:</b> National Fire Protection Association 1 2018 - 13.7.1.4.2	
	<b>Issued:</b> 05/20/2024	<b>Status:</b> CLS

**cc:** Capgrow Holdings Jv Sub Ll Llc  
Mactown Inc. Residential Group

<b>Agenda No.:</b> 012	<b>Complexity Level:</b> 1	<b>Status:</b> Active						
<b>Respondent:</b> Sanchez Casanas, Billy Ashley; Pereira, Yudelkis 7453 Hall Blvd, Loxahatchee, FL 33470-5297		<b>CEO:</b> Brian Burdett						
<b>Situs Address:</b> 7453 Hall Blvd, Loxahatchee, FL		<b>Case No:</b> C-2024-05230015						
<b>PCN:</b> 00-41-42-30-00-000-5010		<b>Zoned:</b> AR						
<b>Violations:</b>	<table border="1"> <tr> <td><b>1</b></td> <td><b>Details:</b> One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically: Several semi-tractor trailers stored in residential zone. <b>Code:</b> Unified Land Development Code - 6.A.1.B.2.a</td> <td></td> </tr> <tr> <td></td> <td><b>Issued:</b> 06/05/2024</td> <td><b>Status:</b> SIT</td> </tr> </table>		<b>1</b>	<b>Details:</b> One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically: Several semi-tractor trailers stored in residential zone. <b>Code:</b> Unified Land Development Code - 6.A.1.B.2.a			<b>Issued:</b> 06/05/2024	<b>Status:</b> SIT
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	<b>Issued:</b> 06/05/2024	<b>Status:</b> SIT						

<b>Agenda No.:</b> 013	<b>Complexity Level:</b> 1	<b>Status:</b> Active																		
<b>Respondent:</b> Tobiassen, Bruce; Tobiassen, Mary 14688 92nd Ct N, West Palm Beach, FL 33412-1729		<b>CEO:</b> Brian Burdett																		
<b>Situs Address:</b> 14688 92nd Ct N, West Palm Beach, FL		<b>Case No:</b> C-2024-02140024																		
<b>PCN:</b> 00-41-42-17-00-000-7770		<b>Zoned:</b> AR																		
<b>Violations:</b>	<table border="1"> <tr> <td><b>1</b></td> <td><b>Details:</b> A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district. More specifically, exceeding number of recreational vehicles (trailers are considered recreational vehicles.) <b>Code:</b> Unified Land Development Code - 6.D.1.A.1</td> <td></td> </tr> <tr> <td></td> <td><b>Issued:</b> 02/20/2024</td> <td><b>Status:</b> CLS</td> </tr> <tr> <td><b>2</b></td> <td><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open storage included but not limited to, truck cab, root ball, trash container, pavers and pile of dirt. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</td> <td></td> </tr> <tr> <td></td> <td><b>Issued:</b> 02/20/2024</td> <td><b>Status:</b> CLS</td> </tr> <tr> <td><b>4</b></td> <td><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, red barn structure has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</td> <td></td> </tr> <tr> <td></td> <td><b>Issued:</b> 02/20/2024</td> <td><b>Status:</b> SIT</td> </tr> </table>		<b>1</b>	<b>Details:</b> A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district. More specifically, exceeding number of recreational vehicles (trailers are considered recreational vehicles.) <b>Code:</b> Unified Land Development Code - 6.D.1.A.1			<b>Issued:</b> 02/20/2024	<b>Status:</b> CLS	<b>2</b>	<b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open storage included but not limited to, truck cab, root ball, trash container, pavers and pile of dirt. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)			<b>Issued:</b> 02/20/2024	<b>Status:</b> CLS	<b>4</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, red barn structure has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1			<b>Issued:</b> 02/20/2024	<b>Status:</b> SIT
<b>1</b>	<b>Details:</b> A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district. More specifically, exceeding number of recreational vehicles (trailers are considered recreational vehicles.) <b>Code:</b> Unified Land Development Code - 6.D.1.A.1																			
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<b>4</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, red barn structure has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1																			
	<b>Issued:</b> 02/20/2024	<b>Status:</b> SIT																		

<b>Agenda No.:</b> 014	<b>Complexity Level:</b> 1	<b>Status:</b> Active			
<b>Respondent:</b> Venegas, Mayra F 15590 Orange Blvd, Loxahatchee, FL 33470-3410		<b>CEO:</b> Brian Burdett			
<b>Situs Address:</b> 15590 Orange Blvd, Loxahatchee, FL		<b>Case No:</b> C-2024-02130023			
<b>PCN:</b> 00-41-42-31-00-000-3030		<b>Zoned:</b> AR			
<b>Violations:</b>	<table border="1"> <tr> <td><b>1</b></td> <td><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, storage structure (shipping container) has been erected or installed without a valid building permit.</td> <td></td> </tr> </table>		<b>1</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, storage structure (shipping container) has been erected or installed without a valid building permit.	
<b>1</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, storage structure (shipping container) has been erected or installed without a valid building permit.				

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 2024 9:00 AM**

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/14/2024 **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, gates and posts has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/14/2024 **Status:** SIT

**Agenda No.:** 015 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Redshaw, Juliana Chavarriaga; Davidson, Jesse **CEO:** Richard F Cataldo  
 22775 Neptune Rd, Boca Raton, FL 33428-5760  
**Situs Address:** 22775 Neptune Rd, Boca Raton, FL **Case No:** C-2024-01190003  
**PCN:** 00-41-47-25-09-000-1960 **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, a gazebo 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:** 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 ceiling fan in the gazebo 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:** 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 shed 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:** CEH

**Agenda No.:** 016 **Complexity Level:** 1 **Status:** Active  
**Respondent:** GALLUCCIO, PAUL A; GALLUCCIO, GAYE E **CEO:** Richard F Cataldo  
 22145 Serenata Cir W, Boca Raton, FL 33433-5340  
**Situs Address:** 22145 Serenata Cir W, Boca Raton, FL **Case No:** C-2024-05280031  
**PCN:** 00-42-47-26-02-004-0240 **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 driveway has been widened without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/30/2024 **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 shed has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/30/2024 **Status:** CEH



**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 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, the front door, sliding glass door at front of residence, and sliding glass door at rear of residence have been replaced without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/29/2024 **Status:** CLS

cc: Joseph And Diana Patullo

**Agenda No.:** 019 **Complexity Level:** - **Status:** Removed  
**Respondent:** POLIT, RICHARDO; VASCONEZ, DIANA **CEO:** Richard F Cataldo  
 23281 Lago Mar Cir, Boca Raton, FL 33433-7244  
**Situs Address:** 23281 Lago Mar Cir, Boca Raton, FL **Case No:** C-2024-06130019  
**PCN:** 00-42-47-35-04-001-0300 **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, 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. More specifically, the concrete work on the driveway aprons in the right-of way.  
**Code:** Palm Beach County Codes & Ordinances - Ordinance 2019-030  
**Issued:** 06/20/2024 **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, the concrete work on the driveway aprons has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/20/2024 **Status:** CLS
- 3** **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, 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. More specifically, the artificial grass in the right-of way.  
**Code:** Palm Beach County Codes & Ordinances - Ordinance 2019-030  
**Issued:** 06/20/2024 **Status:** CLS

**Agenda No.:** 020 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Ribiev, Boris **CEO:** Richard F Cataldo  
 9544 Parkview Ave, Boca Raton, FL 33428-2915  
**Situs Address:** 21947 Pine Bark Way, Boca Raton, FL **Case No:** C-2024-05300010  
**PCN:** 00-42-47-19-07-003-0070 **Zoned:** RS



**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 2024 9:00 AM**

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/21/2024 **Status:** CLS

**Agenda No.:** 023 **Complexity Level:** 1 **Status:** Active  
**Respondent:** RODRIGUEZ, EVENIE **CEO:** Frank A Davis  
1419 Berkshire Dr, West Palm Beach, FL 33406-5827  
**Situs Address:** 1419 Berkshire Dr, West Palm Beach, FL **Case No.:** C-2024-04170021  
**PCN:** 00-43-44-07-10-014-0260 **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, Rear Addition 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:** 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, Gazebo 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:** SIT
  - 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:** 04/24/2024 **Status:** CLS

**Agenda No.:** 024 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Abadia, Omar **CEO:** Darrin L Emmons  
12525 54th St N, Royal Palm Beach, FL 33411-8513  
**Situs Address:** 12525 54th St N, West Palm Beach, FL **Case No.:** C-2024-05230023  
**PCN:** 00-41-43-03-00-000-7240 **Zoned:** AR

- Violations:**
- 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. More specifically but not limited to, there are three vehicles on this residential property that were seen from the roadway that do not have license plates.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a  
**Issued:** 05/23/2024 **Status:** CLS

**Agenda No.:** 025 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Arias, Danay **CEO:** Darrin L Emmons  
11096 57th Rd N, West Palm Beach, FL 33411-8852  
**Situs Address:** 11096 57th Rd N, West Palm Beach, FL **Case No.:** C-2024-02050007  
**PCN:** 00-41-43-02-00-000-1620 **Zoned:** AR

- 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, the two-car garage on this property has been renovated, adding three bedrooms, a bathroom with shower and a kitchen without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/08/2024 **Status:** CLS

**Agenda No.:** 026 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Escobar, Altagracia **CEO:** Darrin L Emmons  
515 Lafayette Dr, Miami, FL 33166-6958  
**Situs Address:** 3921 Dellwood Blvd, Loxahatchee, FL **Case No.:** C-2024-04110021





**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

**Situs Address:** 12690 53rd Rd N, West Palm Beach, FL  
**PCN:** 00-41-43-03-00-000-8030

**Case No:** C-2024-04010020  
**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, a roofed stable type of structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/02/2024 **Status:** CLS

**Agenda No.:** 030  
**Respondent:** Digiovanni, Esmeralda; Delgado, Jose J  
7851 Griswold St, Lantana, FL 33462-6107

**Complexity Level:** 1

**Status:** Removed  
**CEO:** Jose Feliciano

**Situs Address:** 7889 Griswold St, Lake Worth, FL  
**PCN:** 00-43-45-10-07-000-0400

**Case No:** C-2024-02090001  
**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; Utility trailer is improperly parked between street and dwelling structure.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 02/12/2024 **Status:** CLS

**Agenda No.:** 031  
**Respondent:** Grimes, John; Ni, Sang  
2826 Floral Rd, Lake Worth, FL 33462-3821

**Complexity Level:** 1

**Status:** Removed  
**CEO:** Jose Feliciano  
**Type:** Repeat

**Situs Address:** 2826 Floral Rd, Lake Worth, FL  
**PCN:** 00-43-45-05-01-002-0490

**Case No:** C-2024-08140041  
**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 one-half acre or less: 7 inches in height on the entire lot. More Specifically; vegetation throughout property is overgrown and not being maintained  
  
Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. More Specifically; all landscape vegetation is overgrown and not being maintained.  
  
NOTE: THIS IS A REPEAT VIOLATION OF THE SPECIAL MAGISTRATE ORDER DATED FEBRUARY 7TH, 2024  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)  
Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  
**Issued:** 08/14/2024 **Status:** CEH

**Agenda No.:** 032  
**Respondent:** Morris, Barry A  
PO BOX 541734, Lake Worth, FL 33454-1734

**Complexity Level:** 1

**Status:** Active  
**CEO:** Jose Feliciano

**Situs Address:** Riparian Rd, Lake Worth, FL  
**PCN:** 00-43-45-06-02-040-0080

**Case No:** C-2024-02260033  
**Zoned:** RS

**Violations:** **1** **Details:** Parking shall be prohibited on all vacant properties in residential districts.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.3  
**Issued:** 02/26/2024 **Status:** CEH

**Agenda No.:** 033  
**Respondent:** NORAH M. BOBITZ, as TRUSTEE of the G. N.H. GROU  
REVOCABLE TRUST AGREEMENT dated November 9,  
2006  
1717 E 5th Ave, Knoxville, TN 37917-7806

**Complexity Level:** 1

**Status:** Removed  
**CEO:** Jose Feliciano

**Situs Address:** 571 Owosso Rd, Lake Worth, FL  
**PCN:** 00-43-45-06-04-015-0130

**Case No:** C-2024-05200002  
**Zoned:** RM

**Violations:** **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; RV Motorhome is improperly parked at property.

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 2024 9:00 AM**

**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 05/22/2024 **Status:** CLS

**Agenda No.:** 034 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Severe, Chrismene E **CEO:** Jose Feliciano  
5098 Bright Galaxy Ln, Greenacres, FL 33463-5941  
**Situs Address:** 7979 Terrace Rd, Lake Worth, FL **Case No:** C-2024-06110020  
**PCN:** 00-43-45-10-07-000-1000 **Zoned:** CN  
**Violations:**

<b>2</b>	<b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More Specifically; wooden fences are in disrepair with broken wooden slats at fence areas. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) <b>Issued:</b> 06/11/2024 <span style="float: right;"><b>Status:</b> CEH</span>
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**Agenda No.:** 035 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Stanislawski, Theresa L **CEO:** Jose Feliciano  
3912 Chipewyan Dr, Lake Worth, FL 33462-2153  
**Situs Address:** 3912 Chipewyan Dr, Lake Worth, FL **Case No:** C-2024-05200001  
**PCN:** 00-43-45-06-04-017-0200 **Zoned:** RM  
**Violations:**

<b>1</b>	<b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More Specifically; large amounts of openly stored accumulations of building materials throughout property. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 05/21/2024 <span style="float: right;"><b>Status:</b> CEH</span>
<b>2</b>	<b>Details:</b> Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, utility trailers improperly parked at property front between the street and dwelling structure in front setback area of property. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b <b>Issued:</b> 05/21/2024 <span style="float: right;"><b>Status:</b> CEH</span>

**Agenda No.:** 036 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** VESTORS ACQUISITIONS, LLC. **CEO:** Jose Feliciano  
2465 Mercer Ave, Ste 203, West Palm Beach, FL 33401  
**Situs Address:** 1200 Ridge Rd, Lake Worth, FL **Case No:** C-2024-04220003  
**PCN:** 00-43-45-09-08-000-1280 **Zoned:** RM  
**Violations:**

<b>1</b>	<b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More Specifically; inoperative, inoperable motor vehicle present at property with flat tires. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 04/30/2024 <span style="float: right;"><b>Status:</b> CLS</span>
<b>2</b>	<b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More Specifically; the open storage of trash, debris and household items is prohibited by this code section. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 04/30/2024 <span style="float: right;"><b>Status:</b> CLS</span>

**cc:** Baptiste, Amos  
Vestors Acquisitions, Llc.

**Agenda No.:** 037 **Complexity Level:** 1 **Status:** Active  
**Respondent:** RAMIREZ, ANAMARIA **CEO:** Caroline Foulke  
5770 La Gorce Cir, Lake Worth, FL 33463-7372  
**Situs Address:** 5770 La Gorce Cir, Lake Worth, FL **Case No:** C-2024-06060027  
**PCN:** 00-42-45-02-07-000-0170 **Zoned:** RS





**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 2024 9:00 AM**

**Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 06/14/2024 **Status:** CEH

cc: Hhms Investment Llc

**Agenda No.:** 042 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Schulman, Rosa **CEO:** John Gannotti  
113 Oxford 200, West Palm Beach, FL 33417-1407  
**Situs Address:** 113 Oxford 200, West Palm Beach, FL **Case No:** C-2024-03210027  
**PCN:** 00-42-43-23-16-200-1130 **Zoned:** RH

**Violations:** **1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a dryer vent has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/28/2024 **Status:** CEH

**Agenda No.:** 043 **Complexity Level:** - **Status:** Removed  
**Respondent:** Dones, Jose **CEO:** Dennis A Hamburger  
5158 Ferndale Dr, Delray Beach, FL 33484-1714  
**Situs Address:** 5158 Ferndale Dr, Delray Beach, FL **Case No:** C-2024-07190019  
**PCN:** 00-42-46-11-05-000-0290 **Zoned:** AR

**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.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 07/22/2024 **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 canopy frame has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 07/22/2024 **Status:** CLS

**Agenda No.:** 044 **Complexity Level:** - **Status:** Postponed  
**Respondent:** Mesalien, Cindy **CEO:** Dennis A Hamburger  
6566 Sleepy Willow Way, Delray Beach, FL 33484-3515  
**Situs Address:** 6566 Sleepy Willow Way, Delray Beach, FL **Case No:** C-2024-08010001  
**PCN:** 00-42-46-15-09-000-0230 **Zoned:** RH

**Violations:** **1** **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m)  
**Issued:** 08/01/2024 **Status:** CEH

**Agenda No.:** 045 **Complexity Level:** - **Status:** Removed  
**Respondent:** Gordon, Michelle **CEO:** Jamie G Illicete  
19863 Jasmine Dr, Jupiter, FL 33469-2188  
**Situs Address:** 19863 Jasmine Dr, Jupiter, FL **Case No:** C-2023-12290011  
**PCN:** 00-42-40-25-27-004-0010 **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, wood fence, possible being used as pool barrier, has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/04/2024 **Status:** CLS

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 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, window shutters has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/04/2024 **Status:** CLS

**Agenda No.:** 046 **Complexity Level:** - **Status:** Removed  
**Respondent:** Holland, Leroy II **CEO:** Jamie G Illicete  
17334 Lincoln Ln, Jupiter, FL 33458-8956  
**Situs Address:** 17334 Lincoln Ln, Jupiter, FL **Case No.:** C-2024-05090021  
**PCN:** 00-42-41-03-08-000-0340 **Zoned:** RH  
**Violations:**

**2** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, chain-link fence in backyard is in disrepair and not being maintained.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 05/10/2024 **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.  
All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.  
More specifically, white aluminum fence located in front yard on northside of property has been erected or installed without a valid building permit and is in disrepair.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 05/10/2024 **Status:** CLS

**Agenda No.:** 047 **Complexity Level:** - **Status:** Active  
**Respondent:** Kay, Adam; Luecke, Rebeka **CEO:** Jamie G Illicete  
9335 Sunrise Dr, Lake Park, FL 33403-1080  
**Situs Address:** 9335 Sunrise Dr, West Palm Beach, FL **Case No.:** C-2024-04040015  
**PCN:** 00-43-42-18-00-000-7114 **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.  
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-2021-009473-0000 for Window and Door Replacement has become inactive or expired. Failed to obtain a Certificate of Completion for permit #B-2021-009473-0000 for Window and Door Replacement.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 04/09/2024 **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, open/outdoor storage of building material, paint cans, buckets, tires garbage, trash or similar items on property.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 04/09/2024 **Status:** CLS

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 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.
- All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
- More specifically, white vinyl fence and chain-link fence has been erected or installed without a valid building permit. Chain-link fence is in need of repairs.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
Palm Beach County Property Maintenance Code - Section 14-32 (e)
- Issued:** 04/09/2024 **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, concrete slab in backyard 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
- 6** **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, boat with accompanying trailer not screened from view.
- Code:** Unified Land Development Code - 6.D.1.A.1.c
- Issued:** 04/09/2024 **Status:** CLS

cc: Kay, Adam  
Rebeka Luecke And, Adam Kay

<b>Agenda No.:</b> 048	<b>Complexity Level:</b> -	<b>Status:</b> Removed
<b>Respondent:</b> Kimball, Anita Louise 14290 Paradise Point Rd, Palm Beach Gardens, FL 33410-1144		<b>CEO:</b> Jamie G Illicete
<b>Situs Address:</b> 14290 Paradise Point Rd, Palm Beach Gardens, FL		<b>Case No:</b> C-2024-06030035
<b>PCN:</b> 00-43-41-20-00-000-7180		<b>Zoned:</b> RS
<b>Violations:</b>	<p><b>4</b> <b>Details:</b> Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. More specifically, vegetation is overgrown and in need of maintenance,</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)</p> <p><b>Issued:</b> 06/06/2024 <b>Status:</b> CLS</p> <p><b>5</b> <b>Details:</b> 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. All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. More specifically, roof fascia above garage door is in disrepair.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (b)  Palm Beach County Property Maintenance Code - Section 14-33 (f)</p> <p><b>Issued:</b> 06/06/2024 <b>Status:</b> CLS</p>	

<b>Agenda No.:</b> 049	<b>Complexity Level:</b> -	<b>Status:</b> Removed
<b>Respondent:</b> Raynor, Brett 18282 Oak Leaf Dr, Jupiter, FL 33458-3348		<b>CEO:</b> Jamie G Illicete
<b>Situs Address:</b> 18282 Oak Leaf Dr, Jupiter, FL		<b>Case No:</b> C-2024-01160025
<b>PCN:</b> 00-42-40-34-05-000-0210		<b>Zoned:</b> RH
<b>Violations:</b>	<p><b>2</b> <b>Details:</b> 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, boat and accompanying trailer not parked on side or rear yard and not screened from view.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.c</p> <p><b>Issued:</b> 01/19/2024 <b>Status:</b> CLS</p>	





**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1	<b>Issued:</b> 12/21/2023	<b>Status:</b> CEH
<b>3</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, perimeter fencing and gates have been erected or installed without a valid building permit.		
	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1	<b>Issued:</b> 12/21/2023	<b>Status:</b> CEH
<b>5</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, electrical equipment and wiring to the shed has been erected or installed without a valid building permit.		
	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1	<b>Issued:</b> 12/21/2023	<b>Status:</b> CEH
<b>6</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a mini split air conditioning unit on the shed has been erected or installed without a valid building permit.		
	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1	<b>Issued:</b> 12/21/2023	<b>Status:</b> CEH
<b>7</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, plumbing piping and equipment on the shed has been erected or installed without a valid building permit.		
	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1	<b>Issued:</b> 12/21/2023	<b>Status:</b> CEH

<b>Agenda No.:</b> 054	<b>Complexity Level:</b> 1	<b>Status:</b> Removed
<b>Respondent:</b> Owiti, Enock I; Owiti, Domingo 4686 Kirk Rd, Lake Worth Beach, FL 33461-5004		<b>CEO:</b> Michael L Jordan
<b>Situs Address:</b> 4686 Kirk Rd, Lake Worth, FL		<b>Case No:</b> C-2024-03120005
<b>PCN:</b> 00-43-44-30-01-081-0021		<b>Zoned:</b> RM
<b>Violations:</b>		
<b>2</b>	<b>Details:</b> One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically there are multiple commercial vehicles on this property.	
	<b>Code:</b> Unified Land Development Code - 6.A.1.B.2.a	<b>Issued:</b> 03/21/2024
		<b>Status:</b> CLS
<b>3</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, perimeter fencing and gates have been erected or installed without a valid building permit.	
	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1	<b>Issued:</b> 03/21/2024
		<b>Status:</b> SIT
<b>4</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, multiple sheds in the rear yard have been erected or installed without a valid building permit.	
	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1	<b>Issued:</b> 03/21/2024
		<b>Status:</b> SIT



**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

**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:** 07/17/2024 **Status:** SIT
- 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:** 07/17/2024 **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, replacement windows and doors have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/17/2024 **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, air conditioning equipment on the south side of the property has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/17/2024 **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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 07/17/2024 **Status:** SIT

**Agenda No.:** 057

**Complexity Level:** 1

**Status:** Removed

**Respondent:** CH76 Investments LLC

**CEO:** Ray F Leighton

3797 S Military Trl, Lake Worth, FL 33463-8738

**Situs Address:** 2449 Cherokee Ave, West Palm Beach, FL

**Case No:** C-2024-05240013

**PCN:** 00-43-43-30-03-024-0370

**Zoned:** RH

**Violations:**

- 1 **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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (f)  
**Issued:** 05/28/2024 **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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 05/28/2024 **Status:** CLS
- 3 **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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-31 (c) (1)  
**Issued:** 05/28/2024 **Status:** CLS
- 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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)  
**Issued:** 05/28/2024 **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 COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 2024 9:00 AM**

**Code:** Unified Land Development Code - 6.D.1.A.1.c  
**Issued:** 05/28/2024 **Status:** CLS

**Agenda No.:** 058 **Complexity Level:** 1 **Status:** Active  
**Respondent:** JRTD Holdings LLC **CEO:** Ray F Leighton  
16810 128th Trl N, Jupiter, FL 33478-6010  
**Situs Address:** 4334 Vicliff Rd, West Palm Beach, FL **Case No.:** C-2024-07260025  
**PCN:** 00-42-44-13-05-002-0370 **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 and doors have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 07/30/2024 **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, a paver brick driveway has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 07/30/2024 **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, interior renovations converting SFD into a duplex without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 07/30/2024 **Status:** SIT

**Agenda No.:** 059 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Lopez, Antonio V **CEO:** Ray F Leighton  
1708 Loxahatchee Dr, Apt C, West Palm Beach, FL  
33409-5073  
**Situs Address:** 1708 Loxahatchee Dr, A, West Palm Beach, FL **Case No.:** C-2024-05170021  
**PCN:** 00-43-43-30-07-000-0084 **Zoned:** RH

- 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.  
**Code:** Unified Land Development Code - 6.D.1.A.1.c  
**Issued:** 05/20/2024 **Status:** SIT
  - 2 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.  
**Code:** Unified Land Development Code - 6.D.1.A.1.d  
**Issued:** 05/20/2024 **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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 05/20/2024 **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 shed and structures have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/20/2024 **Status:** SIT



**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 2024 9:00 AM**

5103 45th St, West Palm Beach, FL 33407-1603

**Situs Address:** 5115 45th St, West Palm Beach, FL

**Case No:** C-2024-02140033

**PCN:** 00-42-43-02-01-003-0171

**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 any items storage in public view.

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

**Issued:** 02/21/2024

**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, 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:** 02/21/2024

**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 (Wood and PVC) has been erected or installed without a valid building permit.

Obtain required building permits for the fence (Wood and PVC) or remove the fence (Wood and PVC).

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

**Issued:** 02/21/2024

**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:** 02/21/2024

**Status:** SIT

**Agenda No.:** 063

**Complexity Level:** -

**Status:** Removed

**Respondent:** I & R INVESTMENTS LLC

**CEO:** Nedssa Miranda

214 Via Palacio, Palm Beach Gardens, FL 33418-6222

**Situs Address:** 9266 Keating Dr, Palm Beach Gardens, FL

**Case No:** C-2024-07160026

**PCN:** 00-42-42-13-01-003-0110

**Zoned:** RM

**Violations:**

**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.

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 to cooler, containers, materials, construction materials, or any items storage in public view.

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

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 2024 9:00 AM**

	<b>Issued:</b> 07/17/2024	<b>Status:</b> CLS
<b>7</b>	<p><b>Details:</b> 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.</p> <p>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.</p> <p>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.</p> <p><b>Code:</b> Palm Beach County Codes &amp; Ordinances - Chapter 25-1(c)(1)a. &amp; b.  Palm Beach County Codes &amp; Ordinances - Chapter 25-1(c)(1)g.</p> <p><b>Issued:</b> 07/17/2024 <span style="float: right;"><b>Status:</b> CLS</span></p>	

<b>Agenda No.:</b> 064	<b>Complexity Level:</b> -	<b>Status:</b> Removed
<b>Respondent:</b> SHORT, JEFF B; SHORT, SUZANNE R 9414 Marand Way, West Palm Beach, FL 33403-1420		<b>CEO:</b> Nedssa Miranda
<b>Situs Address:</b> 9414 Marand Way, West Palm Beach, FL		<b>Case No:</b> C-2024-07170041
<b>PCN:</b> 00-43-42-17-00-000-7133		<b>Zoned:</b> RM
<b>Violations:</b>	<p><b>1</b> <b>Details:</b> 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.</p> <p>Please cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)</p> <p><b>Issued:</b> 07/23/2024 <span style="float: right;"><b>Status:</b> CLS</span></p> <p><b>2</b> <b>Details:</b> 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.</p> <p>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.</p> <p>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.</p> <p><b>Code:</b> Palm Beach County Codes &amp; Ordinances - Chapter 25-1(c)(1)a. &amp; b.  Palm Beach County Codes &amp; Ordinances - Chapter 25-1(c)(1)g.</p> <p><b>Issued:</b> 07/23/2024 <span style="float: right;"><b>Status:</b> CLS</span></p> <p><b>3</b> <b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p>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 to yard debris, leaf rake, containers and rocks</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 07/23/2024 <span style="float: right;"><b>Status:</b> CLS</span></p>	

**Agenda No.:** 065 **Complexity Level:** - **Status:** Removed  
**Respondent:** Unknown Personal Representative, Spouse, Heirs, **CEO:** Nedssa Miranda  
Deviseses, Grantees, Assignees, Lienors, Creditors, Trustees  
and All Other Parties Claiming By, Through, Under or  
Against the Estate of NGUYEN ERIC N and All Other  
Unknown Persons or Parties Having or Claiming to Have  
Any Right, Title or Interest in the Property Located at ( 535:  
Helene Pl, West Palm Beach and 00-42-43-02-01-009-0230  
5353 Helene Pl, West Palm Beach, FL 33407-1635

**Situs Address:** 5353 Helene Pl, West Palm Beach, FL **Case No:** C-2024-06210007

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

**PCN:** 00-42-43-02-01-009-0230

**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, 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:** 06/25/2024

**Status:** CLS

**Agenda No.:** 066

**Complexity Level:** -

**Status:** Active

**Respondent:** Unknown Personal Representative, Spouse, Heirs, Deviseses, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Salvatore R. Raimondi and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at (4656 Lillian Ave, Palm Beach Gardens, and 00-42-42-24-01-000-0861).  
4656 Lillian Ave, Palm Beach Gardens, FL 33418-6135

**CEO:** Nedssa Miranda

**Situs Address:** 4656 Lillian Ave, Palm Beach Gardens, FL

**Case No:** C-2024-06210001

**PCN:** 00-42-42-24-01-000-0861

**Zoned:** RE

**Violations:**

**1 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:** 06/25/2024

**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, shipping container has been erected or installed without a valid building permit.

Obtain required building permits for the shipping container or remove the shipping container.

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

**Issued:** 06/25/2024

**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.

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

**Issued:** 06/25/2024

**Status:** SIT

**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.

Park the trailer in the side or rear yard and screen the trailer from surrounding properties 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:** 06/25/2024

**Status:** SIT

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 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, membrane covered/structure has been erected or installed without a valid building permit.
- Obtain required building permits for the membrane covered/structure or remove the membrane covered/structure .
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/25/2024 **Status:** SIT
- 6** **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
- Paint all areas where the paint is peeling, flaking and/or chipped.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (b)  
**Issued:** 06/25/2024 **Status:** SIT
- 7** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, Inactive Entry & fireplace permit # B 1995-035293-000 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 Entry & fireplace permit # B 1995-035293-0000.
- Obtain a Certificate of Completion for Inactive Entry & fireplace permit # B 1995-035293-000 .
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 06/25/2024 **Status:** SIT

**Agenda No.:** 067 **Complexity Level:** - **Status:** Active  
**Respondent:** WONG, DOMINIC; WONG, JOANNA **CEO:** Nedssa Miranda  
 2826 James River Rd, West Palm Bch, FL 33411-5754  
**Situs Address:** 4612 Brady Ln, Palm Beach Gardens, FL **Case No:** C-2024-07110025  
**PCN:** 00-42-42-13-08-000-0402 **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.
- Remove boat from the front setback or other area between the structure and street. Park boat in the side or rear yard.
- Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 07/12/2024 **Status:** SIT
- 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.
- Park the boat in the side or rear yard and screen the boat from surrounding properties 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:** 07/12/2024 **Status:** SIT



**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 2024 9:00 AM**

**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:** 04/17/2024 **Status:** CLS

**Agenda No.:** 071 **Complexity Level:** 1 **Status:** Active  
**Respondent:** KOINCO INC **CEO:** Joanna Mirodias  
2393 S Congress Ave, Ste 200, West Palm Beach, FL  
33406-7628  
**Situs Address:** 4519 S Haverhill Rd, Lake Worth, FL **Case No.:** C-2024-05220013  
**PCN:** 00-42-44-26-00-000-5060 **Zoned:** RM

**Violations:**

1 **Details:** Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:  
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.  
**Code:** Unified Land Development Code - 7.D.4.A.1.a  
**Issued:** 05/29/2024 **Status:** SIT

2 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  
**Issued:** 05/29/2024 **Status:** SIT

3 **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)  
**Issued:** 05/29/2024 **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, the wood fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/29/2024 **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, the alterations to the carport have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/29/2024 **Status:** SIT

cc: Koinco Inc

**Agenda No.:** 072 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** McDonald, Isabelle J **CEO:** Joanna Mirodias  
PO BOX 183, Canal Point, FL 33438-0183  
**Situs Address:** 12065 Everglades St, FL **Case No.:** C-2023-06140041  
**PCN:** 00-37-41-33-03-012-0015 **Zoned:** IL

**Violations:** 1 **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, contractor storage yard. Uses identified with a "D" or exceeding the thresholds of Table 4.A.9.A, Thresholds for Projects Requiring DRO Approval, are allowed subject to approval by the DRO in accordance with Art. 2.C, Administrative Processes. More specifically, contractor storage yard.  
**Code:** Unified Land Development Code - 4.A.7.C  
Unified Land Development Code - 4.A.7.C.2  
**Issued:** 06/14/2023 **Status:** CLS









**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 2024 9:00 AM**

**Violations:**

**1** **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, 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, Contractor Storage Yard.  
**Code:** Unified Land Development Code - 4.A.7.C  
 Unified Land Development Code - 4.A.7.C.6  
**Issued:** 06/05/2024 **Status:** CLS

cc: Sjam Construction Management L.L.C.

**Agenda No.:** 077 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** SJAM CONSTRUCTION MANAGEMENT L.L.C. **CEO:** Joanna Mirodias  
 396 NW 159 St, Miami, FL 33169 United States  
**Situs Address:** 721 Belle Glade Rd, Pahokee, FL **Case No.:** C-2024-06050021  
**PCN:** 00-37-42-20-01-009-0090 **Zoned:** CG

**Violations:**

**1** **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, 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, Contractor Storage Yard.  
**Code:** Unified Land Development Code - 4.A.7.C  
 Unified Land Development Code - 4.A.7.C.6  
**Issued:** 06/05/2024 **Status:** CLS

cc: Sjam Construction Management L.L.C.

**Agenda No.:** 078 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Unknown Personal Representative, Spouse, Heirs, **CEO:** Joanna Mirodias  
 Deviseses, Grantees, Assignees, Lienors, Creditors, Trustees  
 and All Other Parties Claiming By, Through, Under or  
 Against the Estate of Tammy Cole and All Other Unknown  
 Persons or Parties Having or Claiming to Have Any Right,  
 Title or Interest in the Property Located at 12351 Everglade:  
 St, Canal Point, FL 33438 and 00-37-41-33-03-016-0100; A  
 James Cole (Beneficiary of the Estate of Tammy Cole)  
 PO BOX 283, Canal Point, FL 33438-0283  
**Situs Address:** 12351 Everglades St, Canal Point, FL **Case No.:** C-2024-02140014  
**PCN:** 00-37-41-33-03-016-0100 **Zoned:** RM

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

**3** **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight.  
 All glazing materials shall be maintained free from cracks and holes.  
 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:** Palm Beach County Property Maintenance Code - Section 14-33 (m)  
 Palm Beach County Property Maintenance Code - Section 14-33 (m) (1)  
 Palm Beach County Property Maintenance Code - Section 14-33 (n)







**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 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 driveway has been expanded by a brick paver driveway without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/12/2024 **Status:** CLS
- 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 # B-2021-047434 (solid roof with slab and footers has become inactive or expired).  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 07/12/2024 **Status:** CEH
- 3 **Details:** The final inspection shall be made after all work required by the building permit is completed. Specifically, solid roof with slab and footers. Permit B-2021-047434  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 110.3.10  
**Issued:** 07/12/2024 **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. Specifically, B2021-047434 solid roof with slab and footers.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 111.1  
**Issued:** 07/12/2024 **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. Specifically, the brick pavers.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 07/12/2024 **Status:** CLS

**Agenda No.:** 085 **Complexity Level:** - **Status:** Active  
**Respondent:** Doyle, Ryan **CEO:** Steve R Newell  
3801 Holiday Rd, Palm Beach Gardens, FL 33410-2237  
**Situs Address:** 3801 Holiday Rd, Palm Beach Gardens, FL **Case No:** C-2024-07160042  
**PCN:** 00-43-41-31-04-028-0050 **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. Specifically a trailer parked in the front yard.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 07/16/2024 **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. Specifically, a wood privacy fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/16/2024 **Status:** CEH

**Agenda No.:** 086 **Complexity Level:** - **Status:** Active  
**Respondent:** Figueroa, Jesus Jr **CEO:** Steve R Newell  
12299 Acapulco Ave, Palm Beach Gardens, FL 33410-2201  
**Situs Address:** 12299 Acapulco Ave, Palm Beach Gardens, FL **Case No:** C-2024-07160021  
**PCN:** 00-43-41-31-04-002-0040 **Zoned:** RM



**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 2024 9:00 AM**

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/16/2024 **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.

**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)  
**Issued:** 07/16/2024 **Status:** CLS

**Agenda No.:** 088 **Complexity Level:** - **Status:** Removed  
**Respondent:** Hollihan, Len Robert Jr; Hollihan, Siera **CEO:** Steve R Newell  
3739 Everglades Rd, Palm Beach Gardens, FL 33410-2316

**Situs Address:** 3739 Everglades Rd, Palm Beach Gardens, FL **Case No:** C-2024-07170029  
**PCN:** 00-43-41-31-01-004-0030 **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. Specifically, a boat on a trailer.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 07/17/2024 **Status:** CLS

**2** **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 07/17/2024 **Status:** CLS

**cc:** Code Enforcement

**Agenda No.:** 089 **Complexity Level:** - **Status:** Removed  
**Respondent:** Jose R. Vidal and Ana R. Prieto, Life Tenants; and Yanira **CEO:** Steve R Newell  
Cabanas, Remaindermann  
18240 Clear Brook Cir, Boca Raton, FL 33498-1945

**Situs Address:** 18240 Clear Brook Cir, Boca Raton, FL **Case No:** C-2024-02130026  
**PCN:** 00-41-47-02-06-005-0160 **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. Specifically, added an aluminum roof to the screen enclosure without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/20/2024 **Status:** CLS

**Agenda No.:** 090 **Complexity Level:** - **Status:** Active  
**Respondent:** Marinau, Calin Gabriel; Marinau, Ana Maria **CEO:** Steve R Newell  
3577 Island Rd, Palm Beach Gardens, FL 33410-2239

**Situs Address:** 3577 Island Rd, Palm Beach Gardens, FL **Case No:** C-2024-07160048  
**PCN:** 00-43-41-31-04-027-0180 **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 roof accessory structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/17/2024 **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. Specifically, the driveway has been expanded without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/17/2024 **Status:** CEH



**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

**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:** 06/21/2024 **Status:** CEH
- 2 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.  
  
Screen enclosure is in disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 06/21/2024 **Status:** CEH

**Agenda No.:** 094

**Complexity Level:** 1

**Status:** Active

**Respondent:** Emmanuel, Wendy G; Beauplan, Guy  
5723 Kimberton Way, Lake Worth, FL 33463-6693

**CEO:** Debbie N Plaud

**Situs Address:** 5723 Kimberton Way, Lake Worth, FL

**Case No.:** C-2024-07010008

**PCN:** 00-42-44-34-04-011-0040

**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, inoperable vehicle.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 08/05/2024 **Status:** CEH
- 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.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a  
**Issued:** 08/05/2024 **Status:** CEH

**Agenda No.:** 095

**Complexity Level:** 1

**Status:** Removed

**Respondent:** Kissin, Shmuel; Kissin, Tema  
19 Avenue De La Mer, Apt 506, Palm Coast, FL 32137-121

**CEO:** Debbie N Plaud

**Situs Address:** 4965 Le Chalet Blvd, Boynton Beach, FL

**Case No.:** C-2024-02120018

**PCN:** 00-42-45-13-04-001-0020

**Zoned:** CG

**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 6ft concrete fence is in disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 07/25/2024 **Status:** CLS
- 2 **Details:** The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail.  
  
Comply with conditions of approved Site Plan/Petition #1976-003  
  
More specifically,  
  
Missing required 5ft and 10ft Foundation Landscaping.  
**Code:** Unified Land Development Code - 2.A.6.B.4  
**Issued:** 07/25/2024 **Status:** CLS
- 3 **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  
**Code:** Unified Land Development Code - 7.E.3.B  
**Issued:** 07/25/2024 **Status:** CLS
- 4 **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, but not limited to, parking lot and curbing are in disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 07/25/2024 **Status:** CLS



**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 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, a white metal fence has been erected or installed at the back of the residence without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/26/2024 **Status:** SIT

**Agenda No.:** 099 **Complexity Level:** - **Status:** Active  
**Respondent:** BLESS, TANYA A **CEO:** Ronald Ramos  
16069 73rd Ter N, Palm Beach Gardens, FL 33418-7475  
**Situs Address:** 16069 73rd Ter N, Palm Beach Gardens, FL **Case No:** C-2024-04080021  
**PCN:** 00-42-41-09-00-000-5650 **Zoned:** AR

**Violations:** 1 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.  
  
>>>MORE SPECIFICALLY, A TRAVEL TRAILER, PARKED ON A RESIDENTIAL LOT, IS BEING USED FOR HABITAITON, PER THE TENANT OF OCCUPANCY. Cease allowing recreational vehicles, boats, sports vehicles and/or trailers to be used for living, sleeping or housekeeping purposes.  
**Code:** Unified Land Development Code - 6.D.1.A.1.d  
**Issued:** 04/16/2024 **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 SHED (LOCATED IN THE N/W QUADRANT) has been erected or installed without a valid building permit. Obtain required building permits for the METAL SHED or remove the METAL SHED.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/16/2024 **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 WOOD/WIRE FENCE WITH GATE has been erected or installed without a valid building permit. Obtain required building permits for the WOOD/WIRE FENCE WITH GATE or remove the WOOD/WIRE FENCE WITH GATE.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/16/2024 **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, A WHITE WOOD FENCE (LOCATED AGAINST THE NORTH SIDE OF THE SFD) has been erected or installed without a valid building permit. Obtain required building permits for the WHITE WOOD FENCE (LOCATED AGAINST THE NORTH SIDE OF THE SFD) or remove the WHITE WOOD FENCE (LOCATED AGAINST THE NORTH SIDE OF THE SFD).  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/16/2024 **Status:** SIT

**Agenda No.:** 100 **Complexity Level:** - **Status:** Active  
**Respondent:** CURTIN, BRAD **CEO:** Ronald Ramos  
1950 Juno Landing Ln, North Palm Beach, FL 33408-3057  
**Situs Address:** 11760 Ellison Wilson Rd, North Palm Beach, FL **Case No:** C-2024-03210004  
**PCN:** 00-43-42-04-00-000-3760 **Zoned:** RH

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

**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 WOOD FENCE has been erected or installed without a valid building permit. Obtain required building permits for the WOOD FENCE or remove the WOOD FENCE.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/03/2024 **Status:** SIT

**Agenda No.:** 101

**Complexity Level:** -

**Status:** Active

**Respondent:** JUPITER VISTA LLC

**CEO:** Ronald Ramos

503 N Summerlin Ave, Orlando, FL 32803-5311

**Situs Address:** 16955 Haynie Ln, Jupiter, FL

**Case No.:** C-2024-06040005

**PCN:** 00-41-41-11-00-000-3110

**Zoned:** AR

**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, LIGHTS ARE DIRECTED AND ORIENTED TOWARD AN ADJACENT RESIDENCES. 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:** 06/14/2024 **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 AND GATE have been erected or installed without a valid building permit. Obtain required building permits for the FENCE AND GATE or remove the FENCE AND GATE.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/14/2024 **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, AN IN-GROUND POOL has been erected or installed without a valid building permit. Obtain required building permits for the IN-GROUND POOL or remove the IN-GROUND POOL.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/14/2024 **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 CONCRETE SLAB (LOCATED IN THE S/W QUADRANT) has been erected or installed without a valid building permit. Obtain required building permits for the CONCRETE SLAB (LOCATED IN THE S/W QUADRANT) or remove the CONCRETE SLAB (LOCATED IN THE S/W QUADRANT).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/14/2024 **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, AN ASPHALT DRIVEWAY has been erected or installed without a valid building permit. Obtain required building permits for the ASPHALT DRIVEWAY or remove the ASPHALT DRIVEWAY.

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/14/2024 **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 SHED MADE OF WOOD WITH METAL ROOF (LOCATED IN THE N/W QUADRANT) has been erected or installed without a valid building permit. Obtain required building permits for the SHED MADE OF WOOD WITH METAL ROOF (LOCATED IN THE N/W QUADRANT) or remove the SHED MADE OF WOOD WITH METAL ROOF (LOCATED IN THE N/W QUADRANT).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/14/2024 **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, EXTERIOR LIGHTS (MOUNTED ON THE SFD WALL, ABOVE THE GARAGE DOOR) has been erected or installed without a valid building permit. Obtain required building permits for the EXTERIOR LIGHTS (MOUNTED ON THE SFD WALL, ABOVE THE GARAGE DOOR) or remove the EXTERIOR LIGHTS (MOUNTED ON THE SFD WALL, ABOVE THE GARAGE DOOR),
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/14/2024 **Status:** SIT
- 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, A IN-GROUND POOL EXISTS, WITHOUT A PERMITTED POOL BARRIER. Supply and maintain a swimming pool barrier in accordance to the Florida Building Code.
- \*\*\*\*PER CHIEF STRUCTURAL INSPECTOR ROBERT HEMPHAS  
DEEMED THIS VIOLATION IS NOT A LIFE SAFETY\*\*\*\*
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)  
**Issued:** 06/14/2024 **Status:** SIT

**cc:** Jupiter Vista Llc

<b>Agenda No.:</b> 102	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> MAYNARD, KEITH E; NETTLETON, CARRIE F 5838 Collins Ave, Apt 5A, Miami, FL 33140-2264		<b>CEO:</b> Ronald Ramos
<b>Situs Address:</b> Caloosa Blvd, FL		<b>Case No:</b> C-2024-05130029
<b>PCN:</b> 00-41-41-20-01-003-0650		<b>Zoned:</b> AR



**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

**Situs Address:** 11662 Lake Shore Pl, North Palm Beach, FL  
**PCN:** 00-43-42-04-12-000-0070

**Case No:** C-2024-02200026  
**Zoned:** RS

**Violations:**

- |          |   |
|----------|---|
| <b>2</b> | <p><b>Details:</b> All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.</p> <p style="text-align: center;">&gt;&gt;&gt;MORE SPECIFICALLY, EXTERIOR OF SFD, HAS PORTIONS THAT HAVE NO PAINT DUE TO PEELING. Paint all areas where the paint is peeling, flaking and/or chipped.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (b)<br/><b>Issued:</b> 04/24/2024 <span style="float: right;"><b>Status:</b> SIT</span></p>   |
| <b>3</b> | <p><b>Details:</b> The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.</p> <p style="text-align: center;">&gt;&gt;&gt;MORE SPECIFICALLY, THE RAILING ON THE SECOND FLOOR UNPERMITTED BALCONY IS IN DISREPAIR. Maintain exterior of structure in good repair, structurally sound and sanitary.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (a)<br/><b>Issued:</b> 04/24/2024 <span style="float: right;"><b>Status:</b> SIT</span></p>   |
| <b>4</b> | <p><b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.</p> <p style="text-align: center;">&gt;&gt;&gt;MORE SPECIFICALLY, THE SEAWALL AND BULKHEAD ARE COMPROMISED AND IN DISREPAIR. Repair/maintain all accessory structures in disrepair.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e)<br/><b>Issued:</b> 04/24/2024 <span style="float: right;"><b>Status:</b> SIT</span></p>   |
| <b>5</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p style="text-align: center;">&gt;&gt;&gt;MORE SPECIFICALLY, ELECTRICAL SERVICE HAS BEEN INSTALLED ONTO THE BULKHEAD WITH LIGHTING WITHOUT A VALID PERMIT. Obtain required building permits for the ELECTRICAL SERVICE THAT HAS BEEN INSTALLED ONTO THE BULKHEAD WITH LIGHTING or remove the ELECTRICAL SERVICE THAT HAS BEEN INSTALLED ONTO THE BULKHEAD WITH LIGHTING.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/><b>Issued:</b> 04/24/2024 <span style="float: right;"><b>Status:</b> CLS</span></p> |
| <b>6</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p style="text-align: center;">&gt;&gt;&gt;MORE SPECIFICALLY, A BOATLIFT has been erected or installed without a valid building permit. Obtain required building permits for the BOATLIFT or remove the BOATLIFT.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/><b>Issued:</b> 04/24/2024 <span style="float: right;"><b>Status:</b> SIT</span></p>   |
| <b>7</b> | <p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p style="text-align: center;">&gt;&gt;&gt;MORE SPECIFICALLY, OPEN STORAGE EXISTS PRIMARILY IN THE BACK YARD AND CONSISTING OF WATERCRAFT. Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)<br/><b>Issued:</b> 04/24/2024 <span style="float: right;"><b>Status:</b> SIT</span></p>   |

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

**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-2012-021863-0000 has become inactive or expired. Permit # B-2012-021863-0000 has expired. Obtain a new permit or re-activate permit # B-2012-021863-000

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 04/24/2024 **Status:** SIT

**Agenda No.:** 104 **Complexity Level:** - **Status:** Removed  
**Respondent:** 23141RAINBOWROAD, LLC **CEO:** Teresa G Rouse  
6256 SW 20th St, North Lauderdale, FL 33068  
**Situs Address:** 23141 Rainbow Rd, Boca Raton, FL **Case No:** C-2024-04150022  
**PCN:** 00-41-47-25-02-000-3380 **Zoned:** AR

**Violations:**

- 1 Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open storage in rear of property.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 07/16/2024 **Status:** CLS
- 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, vegetation, grass and/or weeds are overgrown and not being maintained.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)  
**Issued:** 07/16/2024 **Status:** CLS

**cc:** 23141rainbowroad, Llc  
23141rainbowroad, Llc  
Sunbridge Rental Management, Llc

**Agenda No.:** 105 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Kelly Raper and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at (22877 Dolphin Rd, Boca Raton and 00-41-47-25-02-000-0350). 22877 Dolphin Rd, Boca Raton, FL 33428-5419 **CEO:** Teresa G Rouse  
**Situs Address:** 22877 Dolphin Rd, Boca Raton, FL **Case No:** C-2024-01120008  
**PCN:** 00-41-47-25-02-000-0350 **Zoned:** AR

**Violations:**

- 2 Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Specifically, the driveway is in disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 01/19/2024 **Status:** SIT

**Agenda No.:** 106 **Complexity Level:** - **Status:** Removed  
**Respondent:** Coulter, Catherine A **CEO:** Teresa G Rouse  
11393 Whisper Sound Dr, Boca Raton, FL 33428-2405  
**Situs Address:** 11393 Whisper Sound Dr, Boca Raton, FL **Case No:** C-2024-06200012  
**PCN:** 00-41-47-23-12-000-0770 **Zoned:** RE

**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, inoperable vehicle is parked in driveway.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 06/27/2024 **Status:** SIT





**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 2024 9:00 AM**

- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 05/13/2024 **Status:** SIT

**4 Details:** Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. More specifically but not limited to several banner signs observed hanging at the property.

**Code:** Unified Land Development Code - 8.C.1  
**Issued:** 05/13/2024 **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, speed tables in front of the El Bodegon Grocery Store has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/13/2024 **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, alterations done to the small building in the parking lot without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/13/2024 **Status:** SIT
- 7 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 but not limited to a large pot hole observed in the rear north parking lot behind building marked 6128 needs to be repaired.

**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 05/13/2024 **Status:** SIT

cc: Atlantis Plaza Investments Inc

<b>Agenda No.:</b> 114	<b>Complexity Level:</b> 2	<b>Status:</b> Removed
<b>Respondent:</b> Keyi Nanm Inc 2994 S Jog Rd, E, Greenacres, FL 33467		<b>CEO:</b> Christina G Stodd
<b>Situs Address:</b> 5479 Fearnley Rd, Lake Worth, FL		<b>Case No:</b> C-2024-01100026
<b>PCN:</b> 00-42-43-27-05-032-1872		<b>Zoned:</b> AR
<b>Violations:</b>	<p><b>2 Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1  <b>Issued:</b> 01/17/2024 <span style="float: right;"><b>Status:</b> CLS</span></p>	

cc: Keyi Nanm Inc

<b>Agenda No.:</b> 115	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Loel, Laurence J 10738 58th Rd S, Lake Worth, FL 33449-5432		<b>CEO:</b> Christina G Stodd
<b>Situs Address:</b> 10738 58th Rd S, Lake Worth, FL		<b>Case No:</b> C-2024-02280020
<b>PCN:</b> 00-41-44-36-00-000-7220		<b>Zoned:</b> RE
<b>Violations:</b>	<p><b>2 Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, framed structure behind the house has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1  <b>Issued:</b> 03/04/2024 <span style="float: right;"><b>Status:</b> SIT</span></p>	

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**NOVEMBER 06, 2024 9:00 AM**

**Respondent:** MCD LANDS LLC **CEO:** Christina G Stodd  
209 SE 5th Ave, Delray Beach, FL 33483  
**Situs Address:** 11420 88th St S, Boynton Beach, FL **Case No:** C-2024-05130016  
**PCN:** 00-41-45-14-00-000-5120 **Zoned:**

- Violations:**
- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, gates without proper permits and approvals from Palm Beach County on property located at 8865 88th St S in Boynton Beach, (PCN# 00-41-45-14-00-000-5120), and blocking 88th St S.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/19/2024 **Status:** CLS

cc: Mcd Lands Llc

**Agenda No.:** 117 **Complexity Level:** 1 **Status:** Active  
**Respondent:** WESTHILL MANAGEMENT LLC **CEO:** Christina G Stodd  
801 US Highway 1, North Palm Beach, FL 33408  
**Situs Address:** 5488 Fearnley Rd, Lake Worth, FL **Case No:** C-2024-04080015  
**PCN:** 00-42-43-27-05-032-1873 **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, shed structure in backyard in northeast corner 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
  - 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, carport has been converted and partially enclosed without a valid building permit.  
**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, metal basketball hoop 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: Westhill Management Llc  
Westhill Management Llc

**Agenda No.:** 118 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Alex's Tile & Stone Inc **CEO:** RI Thomas  
14418 Paddock Dr, Wellington, FL 33414-7816  
**Situs Address:** 4375 Palm Ave, West Palm Beach, FL **Case No:** C-2024-06170003  
**PCN:** 00-42-44-12-09-001-0102 **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. More specifically, a disabled vehicle and openly stored building materials.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 06/25/2024 **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.









**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

**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-1992-021386-0000 (Alterations - Residential) has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 05/10/2024 **Status:** CEH
- 2 **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, certificate of completion required for permit #B-1992-021386-0000 (Alterations - Residential)  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 05/10/2024 **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 shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/10/2024 **Status:** CEH

**Agenda No.:** 131

**Complexity Level:** 1

**Status:** Active

**Respondent:** Larkin Street Homes LLC

**CEO:** Michael L Jordan

1317 California St, Tallahassee, FL 32304 United States

**Situs Address:** 2607 Bahia Rd, West Palm Beach, FL

**Case No.:** C-2024-01080022

**PCN:** 00-43-44-17-01-003-0170

**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, there is no permitted pool barrier on the property.  
  
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:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)  
**Issued:** 01/16/2024 **Status:** CEH
- 1 **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:  
a. The barrier must be at least four (4) feet high on the outside.  
b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.  
c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)  
**Issued:** 04/18/2024 **Status:** SIT



