

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
SEPTEMBER 18, 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. More specifically: several vehicles not displaying current tags.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 08/31/2023 **Status:** MCEH
- 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: 08/31/2023 **Status:** MCEH
- 3 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically: Open storage including but not limited to tires, car parts, containers, tools and boxes.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/31/2023 **Status:** MCEH
- 4 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 08/31/2023 **Status:** MCEH
- 5 **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. More specifically: Shutters allowed only in lieu of storm.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Issued: 08/31/2023 **Status:** MCEH

cc: Starkie, Eric D

Agenda No.: 006

Complexity Level: 1

Status: Active

Respondent: Rodriguez, Erik

CEO: Jose Feliciano

16744 E Prestwich Dr, Loxahatchee, FL 33470-4059

Situs Address: 4636 Mathis St, Lake Worth, FL 33461

Case No: C-2022-09120002

PCN: 00-43-44-30-06-000-0021

Zoned: RM

Violations:

- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, rigid roofed porch structure has been erected or installed without a valid building permit at side yard of rear Apartment #4636.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/16/2022 **Status:** MCEH
- 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, wooden roofed porch structure has been erected or installed without a valid building permit at the side yard of front Apartment # 4638.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/16/2022 **Status:** MCEH
- 4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, wooden and metal fences has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/16/2022 **Status:** CLS

Agenda No.: 007

Complexity Level: 1

Status: Active

Respondent: CAMDEN G CONDOMINIUM ASSOCIATION, INC.

CEO: John Gannotti

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
SEPTEMBER 18, 2024 9:00 AM

163 Camden G, West Palm Beach, FL 33417

Situs Address: Camden G, West Palm Beach, FL

Case No: C-2023-03100006

PCN:

Zoned: RH

Violations:

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| 1 | <p>Details: Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. More specifically all exterior stairway, deck, porch, balcony, railings, spindles and all other appurtenances.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
 Issued: 03/10/2023 Status: MCEH</p> |
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cc: Camden G Condominium Association, Inc.

Agenda No.: 008

Complexity Level: -

Status: Active

Respondent: Rosales, Francy D

CEO: Dennis A Hamburger

8955 Cypress St, Boynton Beach, FL 33436-2324

Situs Address: 8955 Cypress St, Boynton Beach, FL 33436

Case No: C-2021-10140010

PCN: 00-42-45-13-02-000-0950

Zoned: AR

Violations:

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| 1 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, metal garage has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 10/15/2021 Status: MCEH</p> |
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Agenda No.: 009

Complexity Level: -

Status: Active

Respondent: FYR SFR BORROWER LLC; .

CEO: Nedssa Miranda

1201 HAYS St, TALLAHASSEE, FL 32301

Situs Address: 5307 Harriet Pl, West Palm Beach, FL 33407

Case No: C-2020-04300015

PCN: 00-42-43-02-01-005-0190

Zoned: RM

Violations:

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| 1 | <p>Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</p> <p>Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
 Issued: 06/08/2020 Status: MCEH</p> |
| 2 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence (chain-link) has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
 Issued: 06/08/2020 Status: MCEH</p> |

cc: Fyr Sfr Borrower Llc

Agenda No.: 010

Complexity Level: -

Status: Active

Respondent: ST FORT, AUGUSTE; ST FORT, ELIPHETE

CEO: Nedssa Miranda

4987 Caribbean Blvd, West Palm Beach, FL 33407-1771

Situs Address: 4987 Caribbean Blvd, West Palm Beach, FL 33407

Case No: C-2021-04080013

PCN: 00-42-43-01-04-000-0020

Zoned: RM

Violations:

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| 1 | <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
 Issued: 04/12/2021 Status: CLS</p> |
| 2 | <p>Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. 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, please remove the board up from the windows if the house is not vacant.</p> <p style="text-align: center;">Supply or maintain at least one easily openable window in every habitable space. More specifically, please remove the board up from the windows if the house is not vacant.</p> |

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
SEPTEMBER 18, 2024 9:00 AM

- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m)
Palm Beach County Property Maintenance Code - Section 14-43 (a)
Issued: 04/12/2021 **Status:** MCEH
- 3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence (chain-link and wood) has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/12/2021 **Status:** CLS
- 4** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, light fixture has been erected or installed without a valid building permit.
- Obtain required building permits for the light fixture or remove the light fixture.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/12/2021 **Status:** MCEH
- 5** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
- Repair/maintain all accessory structures in disrepair. More specifically, include but not limited to disrepair wood and chain-link fence.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 04/12/2021 **Status:** MCEH
- 6** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
- Please cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 04/12/2021 **Status:** MCEH
- 7** **Details:** One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 04/12/2021 **Status:** MCEH
- 8** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
- More specifically, structure on the (North East) 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: 04/12/2021 **Status:** MCEH

Agenda No.: 012 **Complexity Level:** - **Status:** Active
Respondent: Taylor, Robert Phillip III **CEO:** Joanna Mirodias
16471 Mellen Ln, Jupiter, FL 33478-6540
Situs Address: 16471 Mellen Ln, Jupiter, FL 33478 **Case No.:** C-2021-04130010
PCN: 00-41-41-10-00-000-7210 **Zoned:** AR

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
SEPTEMBER 18, 2024 9:00 AM

Violations:

- 3** **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
- a. The barrier must be at least four (4) feet high on the outside.
 - b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
 - c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door or window that opens to provide direct access from the home to the swimming pool.
 - d. The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail person who may have managed to penetrate the barrier from immediately falling into the water. Sufficiently away from the water's edge shall mean no less than twenty (20) inches from the barrier to the water's edge.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 05/04/2021 **Status:** MCEH

Agenda No.: 013 **Complexity Level:** - **Status:** Active
Respondent: Iannaci, Christine A **CEO:** Nick N Navarro
6048 Pinebrook Dr, Boca Raton, FL 33433-5231
Situs Address: 6048 Pinebrook Dr, Boca Raton, FL 33433 **Case No:** C-2020-03130031
PCN: 00-42-47-26-07-001-0010 **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, pavers have been erected or installed in the driveway without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 09/02/2020 **Status:** MCEH
- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a gate/fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 09/02/2020 **Status:** MCEH
- 3** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # P-1982-010592-0000 (solar water heating system-solar panels) has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 09/02/2020 **Status:** MCEH

cc: Engineering Road Bridge

Agenda No.: 014 **Complexity Level:** 1 **Status:** Active
Respondent: Turner, Monica **CEO:** Nick N Navarro
22253 SW 64th Way, Boca Raton, FL 33428-4305
Situs Address: 22253 SW 64th Way, Boca Raton, FL **Case No:** C-2023-02210038
PCN: 00-42-47-30-08-017-0290 **Zoned:** RM

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
SEPTEMBER 18, 2024 9:00 AM

Violations:

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|----------|--|
| 1 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>>> More specifically, a shed erected or installed without a valid building permit. Remove the shed or obtain the proper permit(s) through the PBC Building Division. Please refer to the Permit Center for further assistance in obtaining your permit(s).</p> <p>Building Permit Customer Service: 561-233-5119
 Email: PZB-BLD-PermitAssist@pbcgov.org
 Office: 2300 N. Jog Road - W.P.B, FL 33411
 Apply online for permits: https://www.pbcgov.org/epzb</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 02/22/2023 Status: MCEH</p> |
| 2 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>>> More specifically, a pergola has been erected or installed without a valid building permit. Remove the pergola or Obtain the proper permit(s) through the PBC Building Division. Please refer to the Permit Center for further assistance in obtaining your permit(s).</p> <p>Building Permit Customer Service: 561-233-5119
 Email: PZB-BLD-PermitAssist@pbcgov.org
 Office: 2300 N. Jog Road - W.P.B, FL 33411
 Apply online for permits: https://www.pbcgov.org/epzb</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 02/22/2023 Status: CLS</p> |

Agenda No.: 015 **Complexity Level:** - **Status:** Active
Respondent: Pear Consulting Services Inc. **CEO:** Patrick L Prentice
 3872 Cypress Lake Dr, Lake Worth, FL 33467
Situs Address: 23142 SW 59th Ave, Boca Raton, FL 33428 **Case No:** C-2021-05100013
PCN: 00-42-47-31-06-056-0030 **Zoned:** RM

Violations:

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|----------|---|
| 1 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>More specifically, wood fence has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 05/13/2021 Status: MCEH</p> |
| 2 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>More specifically, interior renovations has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 05/13/2021 Status: MCEH</p> |
| 3 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>More specifically, windows and doors has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 05/13/2021 Status: CLS</p> |

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
SEPTEMBER 18, 2024 9:00 AM

4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, garage enclosure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/13/2021 **Status:** MCEH

cc: Pear Consulting Services Inc.

Agenda No.: 016 **Complexity Level:** 1 **Status:** Active
Respondent: Desvallons, Jean Jules; Desvallons, Jesumene **CEO:** Omar J Sheppard
885 Tripp Dr, West Palm Beach, FL 33413-1260
Situs Address: 885 Tripp Dr, West Palm Beach, FL 33413 **Case No.:** C-2022-04190008
PCN: 00-42-43-35-06-003-0070 **Zoned:** RM

- Violations:**
- 2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/19/2022 **Status:** MCEH
 - 3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, THE CARPORT ENCLOSURE has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/19/2022 **Status:** MCEH

Agenda No.: 017 **Complexity Level:** 1 **Status:** Active
Respondent: Gaspard, Ronald; Gaspard, Rose V **CEO:** Omar J Sheppard
781 Caroline Ave, West Palm Beach, FL 33413-1284
Situs Address: 781 Caroline Ave, West Palm Beach, FL 33413 **Case No.:** C-2022-04120033
PCN: 00-42-43-35-07-013-0060 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/13/2022 **Status:** MCEH
 - 3** **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 04/13/2022 **Status:** MCEH
 - 4** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ROOF EXTENSION IN THE REAR OF THE PROPERTY has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/13/2022 **Status:** MCEH

Agenda No.: 018 **Complexity Level:** - **Status:** Active
Respondent: LANDTRUST HOLDINGS LLC **CEO:** David T Snell
2613 Georgia Ln, Lake Worth Beach, FL 33460-6326
Situs Address: 2126 Major Dr, West Palm Beach, FL 33415 **Case No.:** C-2021-03300029
PCN: 00-42-44-14-65-002-0000 **Zoned:** RM

CODE COMPLIANCE
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SEPTEMBER 18, 2024 9:00 AM

- Violations:**
- 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.

Specifically: The premises is utilized to openly store a verity of trash and debris which is a violation of this Section.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/03/2021 **Status:** MCEH
 - 5** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Specifically: A Shed/Utility Type Structure(s) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/03/2021 **Status:** MCEH

cc: Landtrust Holdings Llc

Agenda No.: 019 **Complexity Level:** - **Status:** Active
Respondent: Berwick, Marcia; Willer, Eric D; Willer, Hallie **CEO:** Charles Zahn
 9266 Pinion Dr, Lake Worth, FL 33467-1067
Situs Address: 9266 Pinion Dr, Lake Worth, FL 33467 **Case No:** C-2020-09090012
PCN: 00-42-44-19-01-004-0060 **Zoned:** AR

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

B-2015-029266-0000 Accessory Dwelling Inactive
 B-2014-019927-0000 Door - O.H. Inactive
 E-2014-014351-0000 Electrical Change Of Service Inactive
 B-2015-001803-0000 Alterations - Residential Inactive
 P-2015-029266-0002 P General Plumbing Inactive
 E-2015-029266-0003 E General Electrical Inactive
 B-2015-029266-0004 B Roofing (Sub) Inactive
 E-2015-029266-0005 E Low Voltage (Sub) Inactive
 M-2015-029266-0006 M General Mechanical Inactive
 E-2015-001803-0001 E General Electrical Inactive
 M-2015-001803-0002 M General Mechanical Inactive

The final inspection shall be made after all work required by the building permit is completed. Specifically, no final inspection.
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, no certificate of complication or certificate of occupancy.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
 PBC Amendments to FBC 6th Edition (2017) - 110.3.10
 PBC Amendments to FBC 6th Edition (2017) - 111.1
Issued: 09/09/2020 **Status:** MCEH
 - 2** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 09/09/2020 **Status:** MCEH

Agenda No.: 020 **Complexity Level:** - **Status:** Active

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
SEPTEMBER 18, 2024 9:00 AM

Respondent: GARCIA PEREZ, RODE ELIZABETH; VALLEGO, DAV VALLE
 5767 Rae Ave, West Palm Beach, FL 33407-1657

CEO: Nedssa Miranda

Situs Address: 5767 Rae Ave, West Palm Beach, FL 33407

Case No: C-2021-10050030

PCN: 00-42-43-02-01-001-0210

Zoned: RM

Violations:

- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 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: 10/07/2021 **Status:** MCEH

Agenda No.: 021

Complexity Level: -

Status: Active

Respondent: Kus, Travis L; Kus, Nicole R
 4415 River Pines Ct, Tequesta, FL 33469-2166

CEO: Joanna Mirodias

Situs Address: 4415 River Pines Ct, Jupiter, FL 33469

Case No: C-2021-03080043

PCN: 00-42-40-25-26-000-0020

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, the wood fence has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/30/2021 **Status:** CLS
- 2** **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
- a. The barrier must be at least four (4) feet high on the outside.
 - b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
 - c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door or window that opens to provide direct access from the home to the swimming pool.
 - d. The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail person who may have managed to penetrate the barrier from immediately falling into the water. Sufficiently away from the water's edge shall mean no less than twenty (20) inches from the barrier to the water's edge.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 03/30/2021 **Status:** MCEH
- 3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the gravel driveway has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/30/2021 **Status:** MCEH
- 5** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the flat roof canopy/structure has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/30/2021 **Status:** CLS

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
SEPTEMBER 18, 2024 9:00 AM

Agenda No.: 022 **Complexity Level:** 1 **Status:** Active
Respondent: Fiore, Carlos **CEO:** David T Snell
16972 W Calder Dr, Loxahatchee, FL 33470-4142
Situs Address: 4282 Marilyn Dr, Lake Worth, FL 33461 **Case No:** C-2022-09120027
PCN: 00-42-44-24-05-000-0321 **Zoned:** RM

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

Specifically: The 6ft privacy fence is not maintained as described in this Section fences, All fences shall be maintained structurally sound and in good repair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 09/12/2022 **Status:** MCEH
 - 4** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Specifically: A 6ft wooden privacy Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/12/2022 **Status:** MCEH
 - 5** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Specifically: Two (2) wooden structures have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/12/2022 **Status:** MCEH

Agenda No.: 023 **Complexity Level:** 1 **Status:** Removed
Respondent: Casa Del Monte MHP LLC; Robert S. Davis I LLC **CEO:** Charles Zahn
1200 S Pine Island Rd, Plantation, FL 33342
Situs Address: 6151 Forest Hill Blvd, West Palm Beach, FL 33415 **Case No:** C-2023-05220001
PCN: 00-42-44-10-00-000-5030 **Zoned:** AR

- Violations:**
- 1** **Details:** FL NFPA 1 2018 Chapter 4 General Requirements:
4.5.8.1 - Continuously Maintained - Device, Equipment, System.
Specifically: THERE IS NO WATER ON THE FIRE LOOP SYSTEM AND FIRE HYDRANTS THAT SUPPLY THIS PROPERTY. THE FIRE ALARM SYSTEM IS IN "TROUBLE" FROM THE CONTINUAL RUNNING OF THE FIRE JOCKEY PUMP, WHICH IS CAUSED BY CRACKS AND POSSIBLE LEAKS IN THE LOOP SYSTEM. FURTHER ISSUE OF MANUAL OPERATION (HAND LEVER) OF THE FIRE PUMP FOR FIRE GROUND OPERATIONS SUPPLING WATER AND PRESSURE TO THE LOOP SYSTEM.
Code: National Fire Protection Association 101 2018 - 4.5.8.1
Issued: 06/01/2023 **Status:** MCEH

cc: Casa Del Monte Mhp/Robert S Davis I Llc
Robert S Davis I, Llc

Agenda No.: 024 **Complexity Level:** 3 **Status:** Active
Respondent: Berinstein, Lee **CEO:** Dwayne E Johnson
1101 N Lake Dr, Lakewood, NJ 08701-1663
Situs Address: 3934 Maurice Dr, Delray Beach, FL 33445 **Case No:** C-2022-03090007
PCN: 00-42-46-13-05-004-0022 **Zoned:** RS

- Violations:**
- 1** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 03/09/2022 **Status:** CLS
 - 4** **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, Sober Home (CLF Type 1).
Code: Unified Land Development Code - 4.A.7.C
Issued: 03/09/2022 **Status:** MCEH

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
SEPTEMBER 18, 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, Addition/alteration, Interior and/or exterior renovations/conversions including but not limited to repairs, alterations, and/or additions of electrical, plumbing, mechanical without the proper permits is prohibited.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 10/07/2020 **Status:** MCEH

Agenda No.: 028

Complexity Level: 1

Status: Active

Respondent: Henry, Enose; Gabriel, Jackyme

CEO: Ray F Leighton

411 Hemlock Rd, West Palm Beach, FL 33409-6215

Situs Address: 411 Hemlock Rd, West Palm Beach, FL 33409

Case No.: C-2021-04190013

PCN: 00-43-43-30-16-005-0130

Zoned: RM

Violations:

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a addition on the northside has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/21/2021 **Status:** MCEH
- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a carport has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/21/2021 **Status:** MCEH

Agenda No.: 029

Complexity Level: -

Status: Active

Respondent: McGoldrick, Thomas B; McGoldrick, Sherry L

CEO: Brian Burdett

16493 67th Ct N, Loxahatchee, FL 33470-3315

Situs Address: 16493 67th Ct N, Loxahatchee, FL 33470

Case No.: C-2022-01250006

PCN: 00-40-42-36-00-000-3710

Zoned: AR

Violations:

- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/10/2022 **Status:** CLS
- 2** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 02/10/2022 **Status:** MCEH
- 3** **Details:** A maximum of one recreational vehicle and any two of the following, or a maximum of three of any of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle, marine vessel with accompanying trailers, and trailers.
Code: Unified Land Development Code - 6.D.1.A.1
Issued: 02/10/2022 **Status:** CLS
- 4** **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 02/10/2022 **Status:** CLS
- 5** **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: 02/10/2022 **Status:** CLS
- 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.
Code: Unified Land Development Code - 6.D.1.A.1.c

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
SEPTEMBER 18, 2024 9:00 AM

	Issued: 02/10/2022	Status: CLS
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. Specifically, an accessory structure (car port) has been erected or installed without a valid building permit.	
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	
	Issued: 02/10/2022	Status: MCEH

Agenda No.: 030	Complexity Level: 1	Status: Active
Respondent: TURPEN, BARBARA 5580 Teakwood Rd, Lake Worth, FL 33467-6348		CEO: Paul Pickett
Situs Address: 5580 Teakwood Rd, Lake Worth, FL 33467		Case No: C-2021-05240012
PCN: 00-42-44-33-02-000-0210		Zoned: RM

- Violations:**
- | | |
|----------|--|
| 1 | Details: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically, but not limited to, the areas of damage / disrepair to the siding / exterior walls shall be repaired. |
| | 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. Proper permits shall be obtained. |
| | Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Palm Beach County Property Maintenance Code - Section 14-33 (f) |
| | Issued: 05/27/2021 Status: MCEH |
| 2 | Details: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. More specifically, fire and/or water damage to the interior walls and ceiling shall be repaired. Proper permits shall be obtained. |
| | All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. |
| | Code: Palm Beach County Property Maintenance Code - Section 14-34 (a)
Palm Beach County Property Maintenance Code - Section 14-34 (c) |
| | Issued: 05/27/2021 Status: MCEH |
| 3 | Details: Accumulations of waste, yard trash, or rubble and debris that may harbor vermin or poisonous snakes or that may contain pools of water that may serve as breeding grounds for insects or other disease vectors shall be considered a nuisance. More specifically, but not limited to, infestations of rats / roaches shall be abated by use of pest control. Allowing an infestation to continue could pose health and sanitation hazards to you and surrounding neighbors and must be corrected. |
| | Code: Palm Beach County Property Maintenance Code - Section 14-62 (2) |
| | Issued: 05/27/2021 Status: MCEH |
| 4 | Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained and structurally sound and in good repair. More specifically, but not limited to, all fencing that is damaged or in disrepair shall be repaired or removed. Obtain proper permits for alterations. |
| | Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) |
| | Issued: 05/27/2021 Status: MCEH |

cc: Fire Rescue

Agenda No.: 031	Complexity Level: -	Status: Removed
Respondent: Spadaro, Jeffrey S 12667 76th Rd N, West Palm Beach, FL 33412-2259		CEO: Jen L Batchelor
Situs Address: 12667 76th Rd N, West Palm Beach, FL 33412		Case No: C-2020-07090088
PCN: 00-41-42-27-00-000-3850		Zoned: AR

- Violations:**
- | | |
|----------|---|
| 1 | Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. |
| | Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) |
| | Issued: 07/10/2020 Status: MCEH |

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
SEPTEMBER 18, 2024 9:00 AM

- | | |
|----------|--|
| 2 | <p>Details: It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.</p> <p>Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
 Issued: 07/10/2020 Status: MCEH</p> |
| 3 | <p>Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.b
 Issued: 07/10/2020 Status: CLS</p> |
| 4 | <p>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
 Issued: 07/10/2020 Status: MCEH</p> |
| 5 | <p>Details: One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.</p> <p>Code: Unified Land Development Code - 6.A.1.B.2.a
 Issued: 07/10/2020 Status: MCEH</p> |
| 6 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a fence and gate have been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
 Issued: 07/10/2020 Status: AOC</p> |
| 7 | <p>Details: A maximum of one recreational vehicle and any two of the following, or a maximum of three of any of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle, marine vessel with accompanying trailers, and trailers.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1
 Issued: 07/10/2020 Status: MCEH</p> |
| 8 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a canopied structure has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
 Issued: 07/10/2020 Status: AOC</p> |
| 9 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, an accessory structure has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
 Issued: 07/10/2020 Status: AOC</p> |

Agenda No.: 032

Complexity Level: 1

Status: Active

Respondent: Cayo, Rene; Reyes, Elisa
5938 Basil Dr, West Palm Beach, FL 33415-7020

CEO: Maggie Bernal

Situs Address: 5938 Basil Dr, West Palm Beach, FL 33415

Case No: C-2022-02280011

PCN: 00-42-44-14-08-033-0040

Zoned: RH

Violations:

- | | |
|----------|---|
| 1 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Fence has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 03/03/2022 Status: MCEH</p> |
|----------|---|

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
SEPTEMBER 18, 2024 9:00 AM

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

More specifically, the address numbers are missing from the front of the building.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 05/24/2022 **Status:** MCEH

Agenda No.: 036 **Complexity Level:** - **Status:** Active
Respondent: J & R CREATIVE REAL ESTATE & SERVICES LLC **CEO:** Nedssa Miranda
2910 OCEAN Pkwy, Boynton Beach, FL 33435
Situs Address: 5957 Bahama Ct, West Palm Beach, FL 33407 **Case No:** C-2020-12140016
PCN: 00-42-43-01-05-017-0071 **Zoned:** RM

Violations:

- 1** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 12/15/2020 **Status:** MCEH
- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 12/15/2020 **Status:** MCEH
- 3** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 12/15/2020 **Status:** MCEH
- 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.
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: 12/15/2020 **Status:** MCEH

cc: J & R Creative Real Estate & Services Ll

Agenda No.: 037 **Complexity Level:** 1 **Status:** Active
Respondent: Parsons, Christopher C **CEO:** Caroline Foulke
1199 Highland Rd, Lake Worth, FL 33462-6113
Situs Address: 1199 Highland Rd, Lake Worth, FL 33462 **Case No:** C-2022-05260018
PCN: 00-43-45-09-08-000-0810 **Zoned:** RM

Violations:

- 3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, wood fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/31/2022 **Status:** MCEH
- 4** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/31/2022 **Status:** MCEH

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
SEPTEMBER 18, 2024 9:00 AM

Agenda No.: 038
Respondent: Spadaro, Jeffrey S
 12667 76th Rd N, West Palm Beach, FL 33412-2259

Complexity Level: -

Status: Active
CEO: Jen L Batchelor

Situs Address: 12667 76th Rd N, West Palm Beach, FL 33412
PCN: 00-41-42-27-00-000-3850

Case No: C-2020-07090088
Zoned: AR

Violations:

- 1 Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/10/2020 **Status:** MCEH
- 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: 07/10/2020 **Status:** MCEH
- 3 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: 07/10/2020 **Status:** CLS
- 4 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: 07/10/2020 **Status:** MCEH
- 5 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: 07/10/2020 **Status:** MCEH
- 6 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a fence and gate have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 07/10/2020 **Status:** AOC
- 7 Details:** A maximum of one recreational vehicle and any two of the following, or a maximum of three of any of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle, marine vessel with accompanying trailers, and trailers.
Code: Unified Land Development Code - 6.D.1.A.1
Issued: 07/10/2020 **Status:** MCEH
- 8 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a canopied structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 07/10/2020 **Status:** AOC
- 9 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, an accessory structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 07/10/2020 **Status:** AOC

**CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
SEPTEMBER 18, 2024 9:00 AM**

Agenda No.: 039	Complexity Level: -	Status: Active
Respondent: Jack Da Costa as Trustee of the Jack Da Costa Revocable Trust UAD May 16, 2017 7936 Loomis St, Unit A, Lake Worth, FL 33462-6191		CEO: Caroline Foulke
Situs Address: 7955 Coral St, Lake Worth, FL 33462		Case No: C-2019-07310004
PCN: 00-43-45-10-07-000-1890		Zoned: RM

- | | | |
|--------------------|----------|--|
| Violations: | 1 | Details: Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes. More Specifically: People living in campers on site.
Code: Unified Land Development Code - 6.A.1.D.19.b.5)d)
Issued: 08/02/2019
Status: MCEH |
| | 2 | Details: Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. More Specifically: Board/shutters over windows.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Issued: 08/02/2019
Status: CLS |

cc: Da Costa, Jack
Jack Da Costa Trust

ADJOURNMENT:

"IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING HE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. "