

# Special Magistrate: Renee Clark

Agenda No.:		Status: Active
	Fernandez, Mayelin; Fernandez, Mario A; Fernandez, Marion A 4004 Dillon St. Laka Worth, EL 22463, 2410	<b>CEO:</b> Jen L Batchelor
	4904 Dillon St, Lake Worth, FL 33463-3410 17621 W Sycamore Dr, Loxahatchee, FL 33470	Case No: C-2022-11150015
PCN:	00-40-43-11-00-000-8220	Zoned: AR
Violations:	or change the occupancy of a buildir remove, convert or replace any imp plumbing system, the installation of w to be done, shall first make applicatio	ntends to construct, enlarge, alter, repair, move, demolish, ng or structure, or to erect, install, enlarge, alter, repair, pact-resistant coverings, electrical, gas, mechanical or hich is regulated by this code, or to cause any such work n to the building official and obtain the required permit. hit has been erected or installed without a valid building (2020) - 105.1 Status: MCEH
	or change the occupancy of a buildin remove, convert or replace any imp plumbing system, the installation of w to be done, shall first make applicatio	tends to construct, enlarge, alter, repair, move, demolish, ag or structure, or to erect, install, enlarge, alter, repair, pact-resistant coverings, electrical, gas, mechanical or hich is regulated by this code, or to cause any such work n to the building official and obtain the required permit. garage to an efficiency has been erected or installed (2020) - 105.1 <b>Status:</b> MCEH
	or change the occupancy of a buildin remove, convert or replace any imp plumbing system, the installation of w to be done, shall first make applicatio	thends to construct, enlarge, alter, repair, move, demolish, ag or structure, or to erect, install, enlarge, alter, repair, pact-resistant coverings, electrical, gas, mechanical or thich is regulated by this code, or to cause any such work in to the building official and obtain the required permit. and metal/iron gates has been erected or installed without (2020) - 105.1 Status: MCEH
	6 Details: Any owner or authorized agent who in or change the occupancy of a buildin remove, convert or replace any imp plumbing system, the installation of w to be done, shall first make applicatio	thends to construct, enlarge, alter, repair, move, demolish, and or structure, or to erect, install, enlarge, alter, repair, pact-resistant coverings, electrical, gas, mechanical or which is regulated by this code, or to cause any such work in to the building official and obtain the required permit. cing on the sides of the home and A/C unit has been ilding permit.
	or change the occupancy of a buildir remove, convert or replace any imp plumbing system, the installation of w to be done, shall first make applicatio	ntends to construct, enlarge, alter, repair, move, demolish, ng or structure, or to erect, install, enlarge, alter, repair, pact-resistant coverings, electrical, gas, mechanical or thich is regulated by this code, or to cause any such work n to the building official and obtain the required permit. of the property has been erected or installed without a
	Issued: 11/23/2022	Status: MCEH

Agenda No.:	002	Complexity Level: - Status:	Active
<b>Respondent:</b>	Spadaro, Jeffrey S	CEO:	Jen L Batchelor
	12667 76th Rd N, West Palm H	Beach, FL 33412-2259	
Situs Address:	12667 76th Rd N, West Palm H	Beach, FL 33412 Case No:	C-2020-07090088
PCN:	00-41-42-27-00-000-3850	Zoned:	AR

Violations:	1 <b>Details:</b> It shall be unlawful for the ow premises of such property for t	ner or occupant of a building structure or property to utilize the
		he open storage of any motor vehicle which is inoperable and in glass, building material, construction debris, automotive parts, e, trash or similar items.
	parked on, or allow to be part vehicle, or equipment commer	
	3 Details: Recreational vehicles, boats, s front setback or other area be	ports vehicles and/or trailers are not to be parked in a required stween the structure and the street, or on street except for the g during a period not to exceed two hours in any 24 hour period.
	4 <b>Details:</b> Maintenance of grassed areas fertilizing, pruning, mowing, horticultural practices.	and low-growing vegetation shall include weeding, watering, edging or any other actions needed consistent with acceptable Maintenance Code - Section 14-32 (c) (2) Status: MCEH
	5 <b>Details:</b> One commercial vehicle of no providing all of the following resident of the premises; gross	t over one ton rated capacity may be parked per dwelling unit, conditions are met: vehicle is registered or licensed; used by a s vehicle weight rating (gvwr) does not exceed 12,500 pounds; et, including any load, bed, or box; and total vehicle length does
	6 Details: Any owner or authorized agent or change the occupancy of a remove, convert or replace a plumbing system, the installati to be done, shall first make ap	who intends to construct, enlarge, alter, repair, move, demolish, building or structure, or to erect, install, enlarge, alter, repair, my impact-resistant coverings, electrical, gas, mechanical or on of which is regulated by this code, or to cause any such work plication to the building official and obtain the required permit. have been erected or installed without a valid building permit.
	any of the following, may be	l vehicle and any two of the following, or a maximum of three of parked outdoors on a residential parcel with a residential unit: rith accompanying trailers, and trailers. de - 6.D.1.A.1 <b>Status:</b> MCEH
	8 <b>Details:</b> Any owner or authorized agent or change the occupancy of a remove, convert or replace a plumbing system, the installati to be done, shall first make ap	t who intends to construct, enlarge, alter, repair, move, demolish, building or structure, or to erect, install, enlarge, alter, repair, any impact-resistant coverings, electrical, gas, mechanical or on of which is regulated by this code, or to cause any such work plication to the building official and obtain the required permit. are has been erected or installed without a valid building permit.
	or change the occupancy of a remove, convert or replace a plumbing system, the installati to be done, shall first make ap	t who intends to construct, enlarge, alter, repair, move, demolish, building or structure, or to erect, install, enlarge, alter, repair, my impact-resistant coverings, electrical, gas, mechanical or on of which is regulated by this code, or to cause any such work plication to the building official and obtain the required permit. ucture has been erected or installed without a valid building Edition (2017) - 105.1 Status: AOC

Agenda No.:	003 Complexity Level: -		
<b>Respondent:</b>	Will Robin Real Estate 1 LLC		
	7741 N Military Trl, Ste 1, Palm Beach Gardens, FL		
	33410-7431		
Situs Address:	16701 84th Ct N, Loxahatchee, FL 33470		
PCN:	00-40-42-24-00-000-7060		

**CEO:** Brian Burdett

Status: Active

Case No: C-2020-12030021 Zoned: AR

		CODE COMPLIANCE
		CODE COMPLIANCE SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA NOVEMBER 20, 2024 9:00 AM
Violations:	1	<ul> <li>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.</li> <li>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)</li> <li>Issued: 12/03/2020</li> <li>Status: MCEH</li> </ul>
	2	<ul> <li>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, permit # PR-2020-006521, new weather head service meter replacement (Dean Wells/ Building Dept. posted stop work order) has been erected or installed without a valid Active building permit.</li> <li>Code: PBC Amendments to FBC 6th Edition (2017) - 105.1</li> <li>Issued: 12/03/2020</li> </ul>
		<b>Issuea:</b> 12/05/2020 <b>Status:</b> MCEH
	3	<ul> <li>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, renovations to structure including but not limited to new roof, exterior siding etc. has been erected or installed without a valid building permit.</li> <li>Code: PBC Amendments to FBC 6th Edition (2017) - 105.1</li> </ul>
		Issued: 12/03/2020 Status: MCEH
	4	<ul> <li>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 # 1991-010709 (B91011833) has become inactive or expired.</li> <li>Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1</li> </ul>
		Issued: 12/03/2020 Status: MCEH
	5	<ul> <li>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 construction debris.</li> <li>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</li> <li>Issued: 12/03/2020</li> </ul>

Agenda No.:	004 Complexity Level: 1	Status: Active			
<b>Respondent:</b>	SANCHEZ, TERESA LEON; Leon, Iliana Yamila Curi	<b>CEO:</b> Frank A Davis			
	3394 Taconic Dr, West Palm Beach, FL 33406-5047				
Situs Address:	3394 Taconic Dr, West Palm Beach, FL 33406	Case No: C-2021-08020019			
PCN:	00-43-44-07-09-017-0080	Zoned: RM			
Violations:	<b>1 Details:</b> Any owner or authorized agent who in	tends to construct, enlarge, alter, repair, move, demolish,			
		g or structure, or to erect, install, enlarge, alter, repair,			
		pact-resistant coverings, electrical, gas, mechanical or			
		hich is regulated by this code, or to cause any such work			
		n to the building official and obtain the required permit.			
		been erected or installed without a valid building permit.			
	1 • · ·	01			
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1				
	Issued: 08/02/2021	Status: MCEH			
		to be a license to proceed with the work and not as			
		t 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 violatio	ons of this code. Every permit issued shall become invalid			
	errors in plans, construction or violation unless the work authorized by such pe	ons of this code. Every permit issued shall become invalid ermit is commenced within six months after its issuance,			
	errors in plans, construction or violation unless the work authorized by such per or if the work authorized by such perm	ons of this code. Every permit issued shall become invalid ermit is commenced within six months after its issuance, nit is suspended or abandoned for a period of six months			
	errors in plans, construction or violatio unless the work authorized by such per or if the work authorized by such pern after the time the work is commenced	ons of this code. Every permit issued shall become invalid ermit is commenced within six months after its issuance, nit is suspended or abandoned for a period of six months 1. More specifically, permit # B-2019-31076 (Concrete			
	errors in plans, construction or violatio unless the work authorized by such per or if the work authorized by such perm after the time the work is commenced Driveway Ext.) has become inactive or	ons of this code. Every permit issued shall become invalid ermit is commenced within six months after its issuance, nit is suspended or abandoned for a period of six months d. More specifically, permit # B-2019-31076 (Concrete r expired.			
	errors in plans, construction or violatio unless the work authorized by such per or if the work authorized by such pern after the time the work is commenced	ons of this code. Every permit issued shall become invalid ermit is commenced within six months after its issuance, nit is suspended or abandoned for a period of six months d. More specifically, permit # B-2019-31076 (Concrete r expired.			
	errors in plans, construction or violatio unless the work authorized by such per or if the work authorized by such perm after the time the work is commenced Driveway Ext.) has become inactive or	ons of this code. Every permit issued shall become invalid ermit is commenced within six months after its issuance, nit is suspended or abandoned for a period of six months d. More specifically, permit # B-2019-31076 (Concrete r expired.			

CODE COMPLIANCE					
S	SPECIAL MAGISTRATE MODIFICA	ATION HEARING AGENDA			
NOVEMBER 20, 2024 9:00 AM					
3	or change the occupancy of a buildin remove, convert or replace any imp plumbing system, the installation of w to be done, shall first make applicatio	tends to construct, enlarge, alter, repair, move, demolish, ag or structure, or to erect, install, enlarge, alter, repair, pact-resistant coverings, electrical, gas, mechanical or hich is regulated by this code, or to cause any such work n to the building official and obtain the required permit. n has been erected or installed without a valid building (2020) - 105.1 Status: MCEH			
4	or change the occupancy of a buildin remove, convert or replace any imp plumbing system, the installation of w to be done, shall first make applicatio	tends to construct, enlarge, alter, repair, move, demolish, ag or structure, or to erect, install, enlarge, alter, repair, pact-resistant coverings, electrical, gas, mechanical or hich is regulated by this code, or to cause any such work in to the building official and obtain the required permit. in rear has been erected or installed without a valid (2020) - 105.1			
	Issued: 08/02/2021	Status: MCEH			

Agenda No.:	005	Complexity Level: -	Status:	Active	
<b>Respondent:</b>	Wheatley, Mae		CEO:	Jose Feliciano	
	815 Rudolf Rd, 1	Lake Worth, FL 33461-3151			
Situs Address:	815 Rudolf Rd, 1	Lake Worth, FL 33461	Case No:	C-2022-05130014	
PCN:	00-43-44-20-11-	000-0120	Zoned:	RH	
Violations:	<b>1 Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish,				
		or change the occupancy of a buildin remove, convert or replace any imp plumbing system, the installation of w to be done, shall first make applicatio More specifically, single family dwel permit. The final inspection shall be made aft	g or structure, bact-resistant c hich is regulate n to the buildir ling structure b er all work requ ion and approv (2020) - 105.1	or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or ed by this code, or to cause any such work ag official and obtain the required permit. eing demolished without a valid building uired by the building permit is completed. al for demolition work being performed at	
	Issued	Issued: 05/13/2022 Status: MCEH			
		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, ires, vegetative debris, garbage, trash or similar items. Specifically; large amounts of construction debris, rubble and vegetation present throughout property. Palm Beach County Property Maintenance Code - Section 14-35 (a)			
		: 05/13/2022		Status: MCEH	
	Wheatley, Mae Wheatley, Mae				

Agenda No.:	006	Complexity Level: 2	Status:	Active
Respondent:	2154 ZIP CODE	PROPERTY LLC	CEO:	John Gannotti
		IN St, Ste 4, Tallahassee, FL 32301		
C*4 11				G 2010 120(002(
Situs Address:	2154 Zip Code P	Pl, 5, West Palm Beach, FL 33409	Case No:	C-2019-12060036
PCN:	00-42-43-24-11-	000-0060	Zoned:	CG
Violations:	1 Details:	Any owner or authorized agent who int	ends to constr	uct, enlarge, alter, repair, move, demolish,
		• •		or to erect, install, enlarge, alter, repair,
				overings, electrical, gas, mechanical or
		· · · · ·		d by this code, or to cause any such work
			-	· · · · · · · · · · · · · · · · · · ·
		to be done, shall first make application to the building official and obtain the required permit. More specifically, indoor soccer fields/interior renovation has been erected or installed without		
		1 *	interior renova	ation has been erected or installed without
		a valid building permit.		
	Code	PBC Amendments to FBC 6th Edition (	(2017) - 105.1	
	Issued:	12/17/2019	S	Status: MCEH
	2 Details:	•	<b>•</b>	litional Uses or PDDs listed below. All
		development site elements including,	but not limit	ed to: ingress and egress, density, and
		intensity in the proposed application sh	hall be consist	ent with the Site Plan. All plats shall be
		consistent with the Site Plan. In cases	of conflict be	tween plans, the most recently approved
				e no Final Plan(s) shall prevail. More
		specifically, Indoor Soccer Field not ap		· / -
		specificany, massi soucer riera not ap	proved deeord	mg to me bite prem

NOVENIBER 20, 2024 9:00 AM				
	Code: Unified Land Development Code - 2.A.6.B.4Issued: 12/17/2019Status: MCEH			
cc:	: 2154 Zip Code Property Llc Insurance Leaders Inc Soccer Depot Llc			
0	: 007 Complexity Level: 1 Status: Active : ADILID ROYAL LLC CEO: John Gannotti 2499 Glades Rd, Ste 106B, Boca Raton, FL 33431-7260			
	: 2607 Royal Palm Cir, West Palm Beach, FL : 00-43-43-30-00-000-5030 Case No: C-2024-01120021 Zoned: RH			
Violations:	<ul> <li>1 Details: One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically numerous commercial vehicles parked in fenced in area of property.</li> <li>Code: Unified Land Development Code - 6.A.1.B.2.a</li> <li>Issued: 01/12/2024</li> </ul>			
	<ul> <li>Details: Vehicles shall only be parked on an improved surface in the Urban Suburban T specifically numerous commercial and passenger vehicles parked on unimproved surface in Unified Land Development Code - 6.D.1.A.4.a.2.b</li> <li>Issued: 01/12/2024</li> <li>Status: MCEH</li> </ul>			
	<ul> <li>3 Details: It shall be unlawful for the owner or occupant of a building, structure or property to premises of such property for the open storage of any motor vehicle which is inoperal a state of disrepair, appliances, glass, building material, construction debris, automotives, vegetative debris, garbage, trash or similar items. More specifically tires containers, and asphalt.</li> <li>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</li> </ul>	ble and in tive parts,		
	Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)Issued: 01/12/2024Status: MCEH			

cc: Adilid Royal Llc

Agenda No.: Respondent:	008Complexity Level: 1Status: ActiveSALISBURY B CONDOMINIUM ASSOCIATION, INC.Status: Active38 Salisbury B, West Palm Beach, FL 33417CEO: John Gannotti
Situs Address:	Salisbury B, West Palm Beach, FL 33417 Case No: C-2022-09140006
PCN:	Zoned: RH
Violations:	1       Details: Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. More specifically the stairs, railings, spindles, decks, walkways and involved appurtenances.         Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)         Issued: 09/14/2022

cc: Salisbury B Condominium Association, Inc.

Agenda No.: Respondent:	009 Mayne, Sandra 6525 Royal Palm Beach Blvd 33412-1859	CEO	: Active : Elizabeth A Gonzalez
Situs Address:	6525 Royal Palm Beach Blvd	, West Palm Beach, FL 33412 Case No.	: C-2021-11100035
PCN:	00-41-42-35-00-000-3340	Zoned	: AR
Violations:	or change th remove, cor plumbing sy to be done, s Specifically, permit.	ne occupancy of a building or structure near or replace any impact-resistant stem, the installation of which is regulat shall first make application to the buildi a chain link fence with gates has been e ments to FBC 7th Edition (2020) - 105.1	ruct, enlarge, alter, repair, move, demolish, , or to erect, install, enlarge, alter, repair, coverings, electrical, gas, mechanical or ed by this code, or to cause any such work ng official and obtain the required permit. erected or installed without a valid building l <b>Status:</b> MCEH

	810 Saturn St, Ste 21, Jupiter, FL 33477-4456 90th Trl N, Jupiter, FL 33478 00-42-41-07-00-000-1360	Case No: C-2022-09200025 Zoned: AR		
Violations:	<ul> <li>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 gate has been erected or installed on your property without a valid building permit issued by the County Building Department, as reflected in Building Permits records.</li> <li>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</li> <li>Issued: 09/22/2022 Status: MCEH</li> </ul>			
Agenda No.: Respondent:	011 <b>Complexity Level: 1</b> EDISON, Adam H 1095 Military Trl, Unit 1201, Jupiter, FL 33468-5109	Status: Active CEO: Ozmer M Kosal		
	18765 131st Trl N, Jupiter, FL 00-41-40-33-00-000-1160	Case No: C-2021-07090006 Zoned: AR		
Violations:	requirements of this Article: Nonresid 604.50, F.S. Any owner or authorized agent who into or change the occupancy of a building remove, convert or replace any imp plumbing system, the installation of wh to be done, shall first make application More specifically, the structures appear the pond, and the appearance of a barn all in requirement of valid building p reflected in Building Permits records. <b>Code:</b> PBC Amendments to FBC 7th Edition Unified Land Development Code - 18.2 Unified Land Development Code - 18.2 Unified Land Development Code - 18.2	A.1.D A.1.E A.1.F A.4.A & 18.A.4.B & 18.A.4.C.2 Status: MCEH		
	front setback or other area between the	hicles and/or trailers are not to be parked in a required he structure and the street, or on street except for the a period not to exceed two hours in any 24 hour period. .1.A.1.b Status: CLS		
	premises of such property for the open a state of disrepair, appliances, glass, b tires, vegetative debris, garbage, tras			

Agenda No.: Respondent:	012 Complexity Level: - FRANCIS, Sherene A 2025 Whitney Rd, West Palm Beach, FL 33409-6431		Active Ozmer M Kosal
	2025 Whitney Rd, West Palm Beach, FL 33409 00-43-43-29-02-005-0070	Case No: Zoned:	C-2019-08280041
Violations:	1 <b>Details:</b> Any owner or authorized agent who or change the occupancy of a build remove, convert or replace any in plumbing system, the installation of to be done, shall first make applicat More specifically, the accessory stru-	intends to constr ling or structure, mpact-resistant of which is regulate ion to the buildin ucture appearing ut a valid buildin	uct, enlarge, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, coverings, electrical, gas, mechanical or ed by this code, or to cause any such work ag official and obtain the required permit. to be an additional shed has been erected ang permit issued by the County Building

	<b>Code:</b> PBC Amendments to FBC	
	<b>Issued:</b> 08/30/2019	Status: CLS
2	or change the occupancy remove, convert or repl plumbing system, the inst to be done, shall first ma More specifically, the car a valid building permit i Permits records. <b>Code:</b> PBC Amendments to FBC	
	Issued: 08/30/2019	Status: MCEH
or change the occupancy or remove, convert or repla plumbing system, the insta to be done, shall first make More specifically, the driv building permit issued by records.		agent who intends to construct, enlarge, alter, repair, move, demolish, y of a building or structure, or to erect, install, enlarge, alter, repair, lace any impact-resistant coverings, electrical, gas, mechanical or tallation of which is regulated by this code, or to cause any such work ke application to the building official and obtain the required permit. riveway pavers have been installed on your property without a valid y the County Building Department, as reflected in Building Permits
	Code: PBC Amendments to FBC Issued: 08/30/2019	Status: MCEH
		STATUS' MILLEH

Agenda No.: Respondent:	013 <b>Complexity Level: -</b> FYR SFR BORROWER LLC; . 1201 HAYS St, TALLAHASSEE, FL 32301	- Status: Active CEO: Nedssa Miranda	
	5307 Harriet Pl, West Palm Beach, FL 33407 00-42-43-02-01-005-0190	Case No: C-2020-04300015 Zoned: RM	
Violations:	<ol> <li>Details: Vehicles shall only be parked on an Code: Unified Land Development Code - Issued: 06/08/2020</li> <li>Details: Any owner or authorized agent wh or change the occupancy of a bui remove, convert or replace any plumbing system, the installation of to be done, shall first make application</li> </ol>	n improved surface in the Urban Suburban Tier. - 6.D.1.A.4.a.2.b Status: MCEH no intends to construct, enlarge, alter, repair, move, demolish, ilding or structure, or to erect, install, enlarge, alter, repair, impact-resistant coverings, electrical, gas, mechanical or of which is regulated by this code, or to cause any such work eation to the building official and obtain the required permit. ink) has been erected or installed without a valid building	, [

cc: Fyr Sfr Borrower Llc

Agenda No.:	014 Complexity Level: -	Status: Active	
<b>Respondent:</b>	CROWLEY, JOSHUA COREY	<b>CEO:</b> Nedssa Miranda	
I.	1100 Cherokee St, Jupiter, FL 33458-5624		
Situs Address:	1875 Ridge Rd, North Palm Beach, FL 33408	Case No: C-2022-0712002	.5
PCN:	00-43-42-04-07-000-0070	Zoned: RH	
Violations:	<ul> <li>Details: The exterior of a structure shall be maint as not to pose a threat to the public healt Maintain exterior of structure in good re Repair all fire related damages, including obtained permit to demolish. (Permit is r</li> <li>The interior of a structure and equipmen sound and in a sanitary condition. Ever such occupant occupies or controls in structure containing a rooming house, a two (2) or more nonresidential occupan the shared or public areas of the structure structure on the proeprty.</li> <li>Code: Palm Beach County Property Maintenan Palm Beach County Property Maintenan Structure of 2022</li> </ul>	, safety or welfare. air, structurally sound and san but not limited to: Windows, quired) Building number 561 therein shall be maintained in occupant shall keep that par a clean and sanitary condit notel, a dormitory, two (2) or ies, shall maintain, in a clean ure and exterior property. M e Code - Section 14-33 (a)	itary. More specifically, walls, doors and roof or -233-5100 good repair, structurally t of the structure which ion. Every owner of a more dwelling units or and sanitary condition,

		SPECIA	CODE COMPLIANCE AL MAGISTRATE MODIFICATION HEARING AGENDA NOVEMBER 20, 2024 9:00 AM
	2	Details:	All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. All mechanical equipment, fireplaces and solid fuel-burning appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. All electrical equipment, wiring and appliances shall be property installed and maintained in a safe and approved manner.
			More Specifically, obtained electrical, mechanical, and plumbing permits to repair the burned structure as specified on the fire damage report GN-2021-021206-0000 or obtained demolition permit to take down the burned building Palm Beach County Property Maintenance Code - Section 14-34 (c) Palm Beach County Property Maintenance Code - Section 14-45 (c) (1) Palm Beach County Property Maintenance Code - Section 14-46 (b) (1) Palm Beach County Property Maintenance Code - Section 14-46 (d) (1) Palm Beach County Property Maintenance Code - Section 14-46 (d) (1) 07/13/2022 Status: MCEH
	3	Code:	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 tree debris, yard debris, coconuts debris, construction materials. Palm Beach County Property Maintenance Code - Section 14-35 (a) 07/13/2022 Status: CLS
	4	Code:	<ul> <li>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.</li> <li>Paint all areas where the paint is peeling, flaking and/or chipped. Paint all areas where the paint is peeling, flaking and/or chipped. More specifically, the burn structure building.</li> <li>Palm Beach County Property Maintenance Code - Section 14-33 (b)</li> <li>07/13/2022</li> <li>Status: MCEH</li> </ul>
	5		The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. Repair/maintain roof, flashing, drains, gutters and downspouts as required. (permit is required)
	6	Issued:	Palm Beach County Property Maintenance Code - Section 14-33 (g) 07/13/2022 Status: MCEH No building or structure shall be used or occupied, and no change in the existing occupancy
	U	Code:	classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, Obtain a Certificate of Occupancy from the building official. PBC Amendments to FBC 7th Edition (2020) - 111.1
	7		07/13/2022 Status: MCEH Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish,
1			or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair,

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

Obtain required building permits for the addition/structure including all electrical and plumbing or remove the addition/structure with demolish permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 07/13/2022 Status: MCEH

#### **CODE COMPLIANCE** SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA NOVEMBER 20, 2024 9:00 AM 8 Details: Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur. Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way. 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: 07/13/2022 Status: MCEH 9 Details: Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. Please provide the appropriate landscape maintenance. More specifically, damage grass areas including not limited to weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. Remove gravel materials or obtained proper permit for the gravel materials. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) Issued: 07/13/2022 Status: MCEH

Agenda No.: Respondent:	015Complexity Level: 1Status: ActivePARKER, LAWRENCE JCEO: Nedssa Miranda
respondente	3647 Bahama Rd, Palm Beach Gardens, FL 33410-2368
	3661 Bahama Rd, Palm Beach Gardens, FL 33410       Case No: C-2021-04210045         00-43-41-31-01-009-0050       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: 04/28/2021
	<ul> <li>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.</li> <li>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 04/28/2021</li> </ul>
	<ul> <li>3 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed/structure has been erected or installed without a valid building permit.</li> <li>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</li> <li>Issued: 04/28/2021</li> </ul>
	<ul> <li>4 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence (wood and chain-link) has been erected or installed without a valid building permit.</li> <li>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</li> <li>Issued: 04/28/2021</li> </ul>
	<ul> <li>5 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.</li> <li>Except when placed for collection service in accordance with subsection 25-1(c)(1)af., 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 - Chapter 25-1(c)(1)a. &amp; b. Palm Beach County Codes &amp; Ordinances - Chapter 25-1(c)(1)g.</li> </ul>

	Issued: 04/28/2021	Status: MCEH
6	parked on, or allow to be vehicle, or equipment con	
7	be maintained structurally	including detached garages, fences, walls, and swimming pools shall y sound and in good repair. erty Maintenance Code - Section 14-32 (e) Status: SMO

Agenda No.:		Complexity Level: -	Status:	
Respondent:	: RODRIGUEZ, MARIBEL; RODRIGUEZ, LEONEL RIVE CEO: Nedssa Miranda 5047 Eadie Pl, West Palm Beach, FL 33407-1611		Nedssa Miranda	
Situs Address:	s: 5047 Eadie Pl, West Palm Beach, FL 33407 Case No: C-2021-08170005		C-2021-08170005	
	00-42-43-02-03-	011-0142	Zoned:	RM
Violations:		etails: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence has been erected or installed without a valid building permit. Obtain required building permits for the fence or remove the fence. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1		
		08/18/2021	· · · · · · · · · · · · · · · · · · ·	Status: MCEH
		<ul> <li>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demo or change the occupancy of a building or structure, or to erect, install, enlarge, alter, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanic: plumbing system, the installation of which is regulated by this code, or to cause any such to be done, shall first make application to the building official and obtain the required permover the addition/structure with demolish permit.</li> <li>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</li> <li>Issued: 08/18/2021</li> <li>Status: MCEH</li> <li>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demo or change the occupancy of a building or structure, or to erect, install, enlarge, alter, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanic: plumbing system, the installation of which is regulated by this code, or to cause any such to be done, shall first make application to the building official and obtain the required permit.</li> </ul>		uct, enlarge, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or ed by this code, or to cause any such work
				t.
	7 Details:			or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or of by this code, or to cause any such work ag official and obtain the required permit.
		Obtain required building permits for driveway, the wheel stopped and resod the PBC Amendments to FBC 7th Edition (2 08/18/2021	he grass. 2020) - 105.1	al/ driveway or remove the additional/
	8 Details:	6	0 0 0	etation shall include weeding, watering, ctions needed consistent with acceptable
		1 11 1	pruning, sod l damaged are ce Code - Se	

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

CODE COMPLIANCE					
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA					
NOVEMBER 20, 2024 9:00 AM					
Violations:					
Violations:       1       Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move or change the occupancy of a building or structure, or to erect, install, enlarge, alter remove, convert or replace any impact-resistant coverings, electrical, gas, med plumbing system, the installation of which is regulated by this code, or to cause any to be done, shall first make application to the building official and obtain the require         >> More specifically, a shed erected or installed without a valid building permit. R					
		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).			
		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				
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1Issued: 02/22/2023Status: MCEH					
	2	<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 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).			
		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			
		Code: PBC Amendments to FBC 7th Edition (2020) - 105.1			
		Issued: 02/22/2023 Status: CLS			
	L				

Agenda No.:	018 Complexity Level: -	Status: Active			
<b>Respondent:</b>	Botton, Eduardo Renato Larragan; Bejarano Salazar,	<b>CEO:</b> Patrick L Prentice			
-	Sthefanny J				
	9161 Southampton Pl, Boca Raton, FL 33434-2801				
C:4	· · · · ·	Case No. C 2022 11210022			
	9161 Southampton Pl, Boca Raton, FL	Case No: C-2023-11210023			
PCN:	00-42-47-07-06-016-0252	Zoned: AR			
Violations:	6 Details: A permit issued shall be construed to b	be a license to proceed with the work and not as			
	-	ide any of the provisions of the technical codes, nor			
	· · · · · · · · · · · · · · · · · · ·	ding official from thereafter requiring a correction of			
	1 1	0 1 0			
	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. Spe	er the time the work is commenced. Specifically, permit #B-2019-012514-0000 (Wood Fence)			
	has become inactive or expired.	has become inactive or expired.			
	Code: PBC Amendments to FBC 7th Edition (20	20) - 105.4.1			
	Issued: 11/26/2023	Status: MCEH			
		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 of				
	grant authority to occupy a building, such	as shell building, prior to the issuance of a certificate			
	of occupancy. Specifically, permit #B-201	9-012514-0000.			
	<b>Code:</b> PBC Amendments to FBC 7th Edition (20	20) - 111.5			
	Issued: 11/26/2023	Status: MCEH			

8	<b>Details:</b> 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.
	<ul> <li>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.</li> <li>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)</li> </ul>
	Issued: 11/26/2023 Status: MCEH
	Issucu. 11/20/2025 Status. MCEII

<b>Respondent:</b>	019 Guzman, Juan C	Complexity Level: -		Active Patrick L Prentice
1105000000		Blvd, Boca Raton, FL 33428-7839	0201	
	6580 Sandalfoot 1 00-42-47-30-01-0	Blvd, Boca Raton, FL 33428 001-0070	Case No: Zoned:	C-2022-04040013 AR
Violations:	Code:	or change the occupancy of a build remove, convert or replace any in plumbing system, the installation of to be done, shall first make applicati	ing or structure, npact-resistant c which is regulate ion to the buildin the east side of on (2020) - 105.1	uct, enlarge, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or ed by this code, or to cause any such work og official and obtain the required permit. the residence has been altered/enclosed Status: MCEH
	Code:	or change the occupancy of a build remove, convert or replace any in plumbing system, the installation of to be done, shall first make applicati	ing or structure, npact-resistant c which is regulate ion to the buildin ort has been erec on (2020) - 105.1	uct, enlarge, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or ed by this code, or to cause any such work ag official and obtain the required permit. cted or installed without a valid building
	Code:	or change the occupancy of a build remove, convert or replace any in plumbing system, the installation of	ing or structure, npact-resistant c which is regulate ion to the buildin ted or installed w on (2020) - 105.1	uct, enlarge, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or ed by this code, or to cause any such work ag official and obtain the required permit. without a valid building permit.
	Code:	or change the occupancy of a build remove, convert or replace any in plumbing system, the installation of	ing or structure, npact-resistant c which is regulate ion to the buildin n erected or insta on (2020) - 105.1	uct, enlarge, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or ed by this code, or to cause any such work ag official and obtain the required permit. Iled without a valid building permit.
	Code:	or change the occupancy of a build remove, convert or replace any in plumbing system, the installation of to be done, shall first make applicati	ing or structure, npact-resistant c which is regulate ion to the buildin s been erected or on (2020) - 105.1	uct, enlarge, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or ed by this code, or to cause any such work og official and obtain the required permit. installed on the west side of the residence Status: MCEH

Agenda No.:	020	Complexity Level: -	Status:	Active
	Pear Co	nsulting Services Inc.	CEO:	Patrick L Prentice
Stars Addasses	•	press Lake Dr, Lake Worth, FL 33467	Case No.	C 2021 05100012
		W 59th Ave, Boca Raton, FL 33428 7-31-06-056-0030	Case No: Zoned:	C-2021-05100013 RM
Violations:	1	<b>Details:</b> Any owner or authorized agent who in		
		or change the occupancy of a buildin remove, convert or replace any imp plumbing system, the installation of w	g or structure, act-resistant control is regulated to the building on erected or ins (2020) - 105.1	or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or d by this code, or to cause any such work g official and obtain the required permit.
	2	remove, convert or replace any imp plumbing system, the installation of wh to be done, shall first make application	g or structure, act-resistant conich is regulated to the buildin has been erect (2020) - 105.1	act, enlarge, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or d by this code, or to cause any such work g official and obtain the required permit. cted or installed without a valid building
	3	remove, convert or replace any imp plumbing system, the installation of wh to be done, shall first make application	g or structure, act-resistant conich is regulated to the buildin has been erect (2020) - 105.1	act, enlarge, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or d by this code, or to cause any such work g official and obtain the required permit. cted or installed without a valid building
	4	remove, convert or replace any imp plumbing system, the installation of wh to be done, shall first make application	g or structure, act-resistant conich is regulated to the buildin has been erect (2020) - 105.1	act, enlarge, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or d by this code, or to cause any such work g official and obtain the required permit. ed or installed without a valid building tatus: MCEH
		<b>ISSUCU.</b> 05/15/2021	3	
	Deer Cer	nsulting Services Inc		

cc: Pear Consulting Services Inc.

Agenda No.: Respondent:	021 <b>Complexity Level: -</b> JUPITER INVESTMENTS LC 750 S HACKETT Rd, WATERLOO, IA 50701	Status: Active CEO: Ronald Ramos
PCN:	6804 2nd St, Jupiter, FL 00-42-41-03-01-000-2350	Case No: C-2024-03210042 Zoned: RH
Violations:	and Non-Residential lots one-half acre of >>>MORE SPECIFICALLY, please c maintain at or below 18 inches in heigh	out the grass, weeds and low growing vegetation and
	2 Details: It shall be unlawful for the owner or oc premises of such property for the open s a state of disrepair, appliances, glass, be tires, vegetative debris, garbage, trash o >>>MORE SPECIFICALLY, remove	cupant of a building, structure or property to utilize the storage of any motor vehicle which is inoperable and in uilding material, construction debris, automotive parts, or similar items. e all open/outdoor storage of inoperable vehicles, onstruction debris, automotive parts, tires, vegetative n the property.

Agenda No.: Respondent:	022 Gomez, Andres	Complexity Level: 1	Active David T Snell

Situs Address:							
	5465 Le	ee Ct, Wes	st Palm Beach	, FL 33415-3	742		
run:		ee Ct, Wes 4-02-19-0		, FL 33415		Case No: Zoned:	C-2022-08120028 RM
Violations:	1		or change the remove, con plumbing sys	e occupancy overt or replace tem, the insta	of a building ce any impace llation of whi	or structure, et-resistant c ch is regulate	act, enlarge, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or d by this code, or to cause any such work g official and obtain the required permit.
		Code:	permit. PBC Amendr	A 6' wooden		2020) - 105.1	ected or installed without a valid building
		Issued:	08/16/2022			S	Status: MCEH
Agenda No.: Respondent:	Ramos (			<b>Complexity</b> Tega Godinez, Beach, FL 334	Roxana M	Status: CEO:	Active David T Snell
Situs Address: PCN:	2019 Tr		, West Palm E			Case No: Zoned:	C-2022-02180012 RM
Violations:	1		or change the remove, con plumbing sys	e occupancy overt or replace tem, the insta	of a building ce any impace llation of whi	or structure, et-resistant c ch is regulate	uct, enlarge, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or d by this code, or to cause any such work g official and obtain the required permit
		Code:	permit.	A large A-fra nents to FBC		2020) - 105.1	cted or installed without a valid building
		issucu.	02/22/2022				
Reenandante				Complexity		Status:	
Situs Address:	9266 Pin 9266 Pin	nion Dr, l nion Dr, l	Lake Worth, F Lake Worth, F	D; Willer, Ha L 33467-1067	allie	CEO:	Active Charles Zahn C-2020-09090012
Situs Address: PCN:	9266 Pin 9266 Pin	nion Dr, l	Lake Worth, F Lake Worth, F	D; Willer, Ha L 33467-1067	allie	CEO:	Charles Zahn C-2020-09090012
Situs Address:	9266 Pin 9266 Pin	nion Dr, 1 nion Dr, 1 4-19-01-( <b>Details:</b>	Lake Worth, F Dake Worth, F D04-0060 A permit iss authority to v shall issuance errors in plan unless the work after the time building depa B-2015-0292 B-2014-0143 B-2015-0292 E-2015-0292 B-2015-0292 E-2015-0292 E-2015-0292 E-2015-0292 E-2015-0292 E-2015-0292 E-2015-0292 E-2015-0292	D; Willer, Ha L 33467-1067 L 33467 ued shall be iolate, cancel of a permit p s, construction ork authorized b	construed to , alter or set a prevent the bu n or violations by such permit ommenced. M active: essory Dwellin r - O.H. Inacti trical Change rations - Resid neral Plumbir meral Electric pofing (Sub) I w Voltage (Su general Mecha-	CEO: Case No: Zoned: be a license aside any of t ilding officia of this code. nit is commen- is suspended Aore specific: More specific: ng Inactive ve Of Service Ir lential Inactive al Inactive nactive ub) Inactive al Inactive	Charles Zahn C-2020-09090012 AR e to proceed with the work and not as the provisions of the technical codes, nor l from thereafter requiring a correction of Every permit issued shall become invalid need within six months after its issuance, l or abandoned for a period of six months ally, the following building permits in the mactive ve

	SPECIAL MAGISTRATE M	COMPLIANCE IODIFICATION HEARING AGENDA ER 20, 2024 9:00 AM
2	Partially Developed Resid the first 25 feet measurin adjacent to a developed lo <b>Code:</b> Palm Beach County Prope	erty Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
	<b>Issued:</b> 09/09/2020	Status: MCEH

Agenda No.: Respondent:	1 V	: Active : Charles Zahn
Situs Address:		<b>c</b> -2021-10130014
PCN:	00-42-44-01-15-000-0410 Zone	I: RM
Violations:	<ul> <li>5 Details: Any owner or authorized agent who intends to con or change the occupancy of a building or structu remove, convert or replace any impact-resistan plumbing system, the installation of which is regul to be done, shall first make application to the buil More specifically, driveway has been erected or in Code: PBC Amendments to FBC 7th Edition (2020) - 103 Issued: 10/22/2021</li> <li>6 Details: Any owner or authorized agent who intends to con</li> </ul>	e, or to erect, install, enlarge, alter, repair, coverings, electrical, gas, mechanical or ted by this code, or to cause any such work ing official and obtain the required permit. talled without a valid building permit. 1 <b>Status:</b> MCEH
	or change the occupancy of a building or structu remove, convert or replace any impact-resistan plumbing system, the installation of which is regul to be done, shall first make application to the buil More specifically, fence has been erected or install <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105 <b>Issued:</b> 10/22/2021	e, or to erect, install, enlarge, alter, repair, coverings, electrical, gas, mechanical or ted by this code, or to cause any such work ing official and obtain the required permit. d without a valid building permit.

Agenda No.:		Status: Active
<b>Respondent:</b>	Veras, Juan G	<b>CEO:</b> Charles Zahn
	1251 Winding Rose Way, West Palm Beach, FL 33415-44	80
itus Address:	1251 Winding Rose Way, West Palm Beach, FL 33415	Case No: C-2022-04200007
PCN:	00-42-44-11-37-001-0110	Zoned: RS
Violations:	or change the occupancy of a building remove, convert or replace any impac plumbing system, the installation of whi to be done, shall first make application	nds to construct, enlarge, alter, repair, move, demolish, or structure, or to erect, install, enlarge, alter, repair, ct-resistant coverings, electrical, gas, mechanical or ch is regulated by this code, or to cause any such work to the building official and obtain the required permit. has been erected or installed without a valid building
	<b>Issued:</b> 04/22/2022	Status: MCEH
	or change the occupancy of a building remove, convert or replace any impac plumbing system, the installation of whi to be done, shall first make application More specifically, fence has been erected <b>Code:</b> PBC Amendments to FBC 7th Edition (2	
	Issued: 04/22/2022	Status: MCEH

Agenda No.:	027 Complexity Level: 1	Status:	Active
<b>Respondent:</b>	WEST PALM REALTY ASSOCIATES LLC	CEO:	John Gannotti
	17927 Lake Estates Dr, Boca Raton, FL 33496		
Situs Address:	2925 N Military Trl, Building E, West Palm Beach, FL	3340 Case No:	C-2022-01110012
PCN:	00-42-43-24-25-000-0010	Zoned:	CG
Violations:	<b>Details.</b> Daimers, sucamers, permains, barroo	•	
	similar material, are prohibited. More	e specifically the	e feather flags.
	Code: Unified Land Development Code - 8.	C.1	
	<b>Issued:</b> 01/11/2022		Status: MCEH

2	Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permits # B-2016-028294-0000 1 Demolition Interior E-2017-010250-0000 2 Electrical Fire Alar B-2020-005270-0000 2 Sign - Wall Supported B-2020-043883-0000 2 Sign - Wall Supported B-2020-043885-0000 2 Sign - Wall Supported
	have become inactive or expired.
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
	Issued: 01/11/2022 Status: MCEH

cc: West Palm Realty Associates Llc

Agenda No.:	028 Complexity Level: -	Status: Active
0	Guevara, Nubia A; Alvarado, Felix	<b>CEO:</b> Dennis A Hamburger
<b>p</b>	3447 Artesian Dr, Lantana, FL 33462-3613	0_01_01_0
Situs Address:	3447 Artesian Dr, Lake Worth, FL 33462	Case No: C-2022-01270002
	00-43-45-06-02-037-0141	Zoned: RS
Violations:		ervice in accordance with subsection 25-1(c)(1)af., Garbage
	Carts and Yard Waste Containers s behind a structure, building, fence	shall be placed in a storage location within, adjacent to, or e, landscaping, or other barrier which substantially screens Yard Waste Containers from the street or public right-of-way.
	or change the occupancy of a buil remove, convert or replace any plumbing system, the installation o to be done, shall first make applica	b intends to construct, enlarge, alter, repair, move, demolish, ding or structure, or to erect, install, enlarge, alter, repair, impact-resistant coverings, electrical, gas, mechanical or f which is regulated by this code, or to cause any such work attorn to the building official and obtain the required permit. been erected or installed without a valid building permit. ion (2020) - 105.1 Status: MCEH
		a improved surface in the Urban Suburban Tier. a parked on a non-approved surface (grass). 6.D.1.A.4.a.2.b Status: CLS

Agenda No.:		plexity Level: 1 Status:	
Respondent:	Affholder, David Jr		Christina G Stodd
	4209 Bougainvillea St, West Palm E	seach, FL 33406-3915	
Situs Address:	Pine Grove, FL	Case No:	C-2023-03280003
PCN:	00-42-43-26-00-000-1190	Zoned:	RH
Violations:	or change the occur remove, convert of plumbing system, to be done, shall fi More specifically, permit.	upancy of a building or structure, or replace any impact-resistant c the installation of which is regulate irst make application to the buildir 6 ft wood privacy fence has been en to FBC 7th Edition (2020) - 105.1	uct, enlarge, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or ed by this code, or to cause any such work ag official and obtain the required permit. rected or installed without a valid building Status: MCEH
	<ul> <li>2 Details: It shall be unlawful for the owner or occupant of a building, structure or property to premises of such property for the open storage of any motor vehicle which is inopen a state of disrepair, appliances, glass, building material, construction debris, autom tires, vegetative debris, garbage, trash or similar items. Observed wood and other d vacant lot.</li> <li>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 03/28/2023 Status: MCEH</li> </ul>		motor vehicle which is inoperable and in al, construction debris, automotive parts, s. Observed wood and other debris on the ction 14-35 (a)

3	<ul> <li>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 structure has been erected or installed without a valid building permit.</li> <li>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</li> </ul>
	Issued: 03/28/2023 Status: MCEH

cc: Affholder, David Jr

Agenda No:       030       Complexity Level: -       Status: Active         Respondent:       Angel, Sonia P       CEO: Jen L Batchelor         8646 Rodeo Dr, Lake Worth, FL 33467-1140       Case No: C-2022-09090018         Situs Address:       4630 Coconut Blvd, West Palm Beach, FL 33411       Case No: C-2022-09090018         PCN:       00-414-31-10-00-000-1810       Zoned: AR         Violations:       1       Details: All construction activity regulated by this code shall be performed       in a manner so as not to adversely impact the condition of adjacent property, unless such activity         is permitted to affect said property pursuant to a consent granted by the applicable property owner.       under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runolfs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface         water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected         sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease Opermeable land area on any parcel or has altered the drainage flows on the developed property shall, as a perroriate under Florida law, shall be submitted to the inspector in order to receice approval of the final inspection. More specifically, for loads	A condo No o	020		States	A _4:	
<ul> <li>8646 Rodeo Dr, Lake Worth, FL 33467-1140</li> <li>Situs Address: 4630 Cocontt Blvd, West Palm Beach, FL 3311 Case No: C-2022-0909018</li> <li>PCN: 00-41-43-10-00-001-810 Zoned: AR</li> <li>Violations:</li> <li>I Details: All Construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage trundifs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, for loads of fill brought in, excavating, land clearing and site development in process on a vacant lot.</li> <li>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifica</li></ul>			Complexity Level: -			
Situs Address:       4630 Coconut Blvd, West Palm Beach, FL 33411       Case No: C-2022-09090018         PCN:       00-41-43-10-00-000-1810       Zonet: AR         Violattions:       1       Details: All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity         is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface         water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected         sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property bynall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, for loads of fill brought in, excavating, land clearing and site development in process on a vacant lot.         Any owner or authorized agent who intends to constru	itespondent.		Lake Worth, FL 33467-1140	cho.		
<ul> <li>Violations:         <ol> <li>Details: All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface</li> <li>water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected</li> <li>sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, for loads of fill brought in, excavating, land clearing and site development in process on a vacant lot.</li> </ol></li></ul> <li>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to creti, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to b</li>	Situs Address:				C-2022-09090018	
<ul> <li>in a manner so as not to adversely impact the condition of adjacent property, unless such activity         is permitted to affect said property pursuant to a consent granted by the applicable property         owner,         under terms or conditions agreeable to the applicable property owner. This includes, but is not         limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of         construction materials. New construction activity shall not adversely impact legal historic         surface         water drainage flows serving adjacent properties, and may require special drainage design         complying with engineering standards to preserve the positive drainage patterns of the         affected         sites. Accordingly, developers, contractors and owners of all new residential development,         including additions, pools, patios, driveways, decks or similar items, on existing properties         resulting in a significant decrease of permeable land area on any parcel or has altered the         drainage flow on the developed property shall, as a permit condition, provide a professionally         prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of         the         improvement, a certification from a licensed professional, as appropriate under Florida law, shall         be submitted to the inspector in order to receive approval of the final inspection. More         specifically, for loads of fill brought in, excavating, land clearing and site development in         process on a vacant lot.         Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish,         or plumbing system, the installation of which is regulated by this code, or to cause any such work         to be done, shall first make application to the building official and obtain the required permit.         More respecifically, for loads of fill brought in and site development in process on a vacant lot</li></ul>	PCN:	00-41-43-10-00-	000-1810	Zoned:	AR	
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<ul> <li>owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage truncifs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, for loads of fill brought in, excavating, land clearing and site development in process on a vacant lot.</li> <li>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to crect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, for loads of fill brought in and site development in process on a vacant lot has been erected or installed without a valid building permit.</li> <li>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Am</li></ul>				mant to a co	nsent granted by the applicable property	
<ul> <li>under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historie surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, for loads of fill brought in, excavating, land clearing and site development in process on a vacant lot.</li> <li>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 110.9 Issued: 09/13/2022 Status: MCEH</li> <li>2 Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots greater than one-half acre: 18 inches on the first 25 feet m</li></ul>			1 1 1 1 1		isent granted by the applicable property	
<ul> <li>construction materials. New construction activity shall not adversely impact legal historic surface         water drainage flows serving adjacent properties, and may require special drainage design         complying with engineering standards to preserve the positive drainage patterns of the         affected         sites. Accordingly, developers, contractors and owners of all new residential development,         including additions, pools, patios, driveways, decks or similar items, on existing properties         resulting in a significant decrease of permeable land area on any parcel or has altered the         drainage flow on the developed property shall, as a permit condition, provide a professionally         prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of         the         improvement, a certification from a licensed professional, as appropriate under Florida law, shall         be submitted to the inspector in order to receive approval of the final inspection. More         specifically, for loads of fill brought in, excavating, land clearing and site development in         process on a vacant lot.         Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish,         or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair,         remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or         plumbing system, the installation of which is regulated by this code, or to cause any such work         to be done, shall first make application to the building official and obtain the required permit.         More specifically, for loads of fill brought in and site development in process on a vacant lot         has been erected or installed without a valid building permit.         Code: PBC Amendments to FBC 7th Edition (2020) - 105.         PBC Amendments to FBC 7th Edition (2020) - 105.         PBC Amendments to FBC 7th Edition (2020) - 105.</li></ul>				e applicable	property owner. This includes, but is not	
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<ul> <li>water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, for loads of fill brought in, excavating, land clearing and site development in process on a vacant lot.</li> <li>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, for loads of fill brought in and site development in process on a vacant lot has been receted or installed without a valid building permit.</li> <li>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendm</li></ul>				on activity s	hall not adversely impact legal historic	
<ul> <li>complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, for loads of fill brought in, excavating, land clearing and site development in process on a vacant lot.</li> <li>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, for loads of fill brought in and site development in process on a vacant lot has been erected or installed without a valid building permit.</li> <li>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PB</li></ul>				operties, and	may require special drainage design	
<ul> <li>sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, for loads of fill brought in, excavating, land clearing and site development in process on a vacant lot.</li> <li>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, for loads of fill brought in and site development in process on a vacant lot has been erected or installed without a valid building permit.</li> <li>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 105.1</li></ul>				to preserve	e the positive drainage patterns of the	
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from property line or pod line of the lot on any side of the lot adjacent to a developed lot.		2 Details.				
<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c)			from property line or pod line of the lot on any side of the lot adjacent to a developed lot.			
Issued: 09/13/2022 Status: CLS		Issued	09/15/2022	2	oratus: CLS	

Agenda No.:	031	Complexity Level: - Status:	Active
<b>Respondent:</b>	FORERO, Juan F; FORERO,	Edna V CEO:	Ozmer M Kosal
	12021 164th Ct N, Jupiter, FL	33478-8298	
Situs Address:	12021 164th Ct N, Jupiter, FL	33478 Case No:	C-2020-12150046
PCN:	00-41-41-10-00-000-5270	Zoned:	AR
Violations:	or change the remove, com plumbing sys to be done, sl More specific	e occupancy of a building or structure, overt or replace any impact-resistant co tem, the installation of which is regulated nall first make application to the building cally, the fence and gate have been erected g permit issued by the County Building	act, enlarge, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or d by this code, or to cause any such work g official and obtain the required permit. ed or installed on your property without a g Department, as reflected in Building

	<b>Code:</b> PBC Amendments to FBC <b>Issued:</b> 12/17/2020	C 6th Edition (2017) - 105.1 Status: MCEH
2	or change the occupancy remove, convert or repl plumbing system, the inst to be done, shall first ma More specifically, the ac installed on your proper	agent who intends to construct, enlarge, alter, repair, move, demolish, of a building or structure, or to erect, install, enlarge, alter, repair, ace any impact-resistant coverings, electrical, gas, mechanical or allation of which is regulated by this code, or to cause any such work ce application to the building official and obtain the required permit. cessory structure appearing to be a storage shed has been erected or by without a valid building permit issued by the County Building n Building Permits records. C 6th Edition (2017) - 105.1 Status: MCEH
3	or change the occupancy remove, convert or repl plumbing system, the inst to be done, shall first ma More specifically, the acc installed on your proper	agent who intends to construct, enlarge, alter, repair, move, demolish, of a building or structure, or to erect, install, enlarge, alter, repair, ace any impact-resistant coverings, electrical, gas, mechanical or allation of which is regulated by this code, or to cause any such work ce application to the building official and obtain the required permit. essory structure addition appearing with canopy has been erected or building permit issued by the County Building n Building Permits records. C 7th Edition (2020) - 105.1 Status: MCEH

Agondo No 4	032 Complexity Level: 1 Status: Active
Agenda No.:	1 V
Respondent:	Dixon, Clifford; Martin, Lasonya CEO: Omar J Sheppard
	677 Snead Cir, West Palm Beach, FL 33413-1250
Situs Address:	677 Snead Cir, West Palm Beach, FL 33413 Case No: C-2022-04260021
PCN:	00-42-43-35-18-008-0040 Zoned: RM
Violations:	<ul> <li>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.</li> <li>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</li> <li>Issued: 04/29/2022 Status: MCEH</li> </ul>

Agenda No.: Respondent:	DDC LLC; ASD DEVELOPMENT LLC; LSL LANDCO JMS FUNDING LLC 11300 US HIGHWAY 1, Ste 401, Palm BeachGardens, FL	Status: Active CEO: Debbie N Plaud
Situs Address:	33408 6270 Lyons Rd, Lake Worth, FL	Case No: C-2023-12120024
	00-42-45-05-09-007-0000	Zoned: AR
Violations:	<b>1 Details:</b> Maintenance of grassed areas and low-gr	rowing vegetation shall include weeding, watering,
	<ol> <li>Details: Maintenance of grassed areas and low-growing vegetation shall include weeding, water fertilizing, pruning, mowing, edging or any other actions needed consistent with accept horticultural practices.</li> <li>More specifically, vegetation along the rear side of Rock Creek Drive Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) Issued: 01/23/2024 Status: MCEH</li> <li>Details: Schinus terebinthifolius (commonly known as Brazilian Pepper) bushes or trees, sha considered a nuisance.</li> </ol>	
	Code: Palm Beach County Property Maintenance Issued: 01/23/2024	Code - Section 14-62 (4) Status: MCEH
	3 <b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to premises of such property for the open storage of any motor vehicle which is inopera a state of disrepair, appliances, glass, building material, construction debris, automotires, vegetative debris, garbage, trash or similar items.	
	More specifically, vegetative debris behind Code: Palm Beach County Property Maintenance Issued: 01/23/2024	

4	Details: 1. Regular maintenance of all landscaping is required. All landscaping shall be free from
	disease, pests,
	weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging,
	mulching, or any other actions needed, consistent with acceptable horticultural practices.
	2. Regular maintenance, repair, or replacement of landscape barriers and focal points, including landscape structures (e.g., walls, fences, fountains, and benches) in order to keep them in a structurally
	sound condition.
	3. Perpetual maintenance to prohibit the reestablishment of prohibited and non-native invasive species
	within landscape and preservation areas.
	4. Periodic maintenance to remove diseased or damaged limbs, or remove limbs or foliage that present
	a hazard. All trees and palms shall be allowed to grow to their natural mature height and to full
	canopy.
	Code: Unified Land Development Code - 7.F.3.A.LandscapeMaintenance
	<b>Issued:</b> 01/23/2024 <b>Status:</b> MCEH

cc: Asd Development Llc Ddc Llc Jms Funding Llc Lsl Landco Llc

Agenda No.: Respondent:	034Complexity Level: 3Status: ActiveMeersohn, Rotem; Winter, MaximillianCEO: Steve G Bisch4600 Cypress Knee Dr, Boca Raton, FL 33487-2116CEO: Steve G Bisch
Situs Address:	4600 Cypress Knee Dr, Boca Raton, FL Case No: C-2023-03270013
PCN:	00-42-46-36-03-010-0050 Zoned: RS
Violations:	<ul> <li>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. There are trees and shrubbery planted in the County right of way between the sidewalk and the street at this location.</li> <li>Code: Palm Beach County Codes &amp; Ordinances - Ordinance 2019-030         Issued: 04/20/2023     </li> </ul>

**cc:** Greenfield Law Group Pa

-	RODRIGUEZ, PEDRO PABLO R 1291 Berkshire Dr, West Palm Beach, FL 33406-5006	Status: Active CEO: Frank A Davis		
	1291 Berkshire Dr, West Palm Beach, FL 33406	Case No: C-2022-06080047		
PCN: Violations:	or change the occupancy of a building remove, convert or replace any imp plumbing system, the installation of wh to be done, shall first make application	Zoned: RM ends to construct, enlarge, alter, repair, move, demolish, g or structure, or to erect, install, enlarge, alter, repair, act-resistant coverings, electrical, gas, mechanical or ich is regulated by this code, or to cause any such work to the building official and obtain the required permit. even erected or installed without a valid building permit. 2020) - 105.1 Status: MCEH		
	or change the occupancy of a building remove, convert or replace any impa plumbing system, the installation of wh to be done, shall first make application	or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, he occupancy of a building or structure, or to erect, install, enlarge, alter, repair, nvert or replace any impact-resistant coverings, electrical, gas, mechanical or ystem, the installation of which is regulated by this code, or to cause any such work shall first make application to the building official and obtain the required permit. fically, Shed has been erected or installed without a valid building permit.		

	SPECIAL MAGISTRATE	DE COMPLIANCE 2 MODIFICATION HEARING AGENDA 1BER 20, 2024 9:00 AM	
3	or change the occupar remove, convert or re plumbing system, the i to be done, shall first r More specifically, Acc permit.	ted agent who intends to construct, enlarge, alter, repair, move, demolish, ney of a building or structure, or to erect, install, enlarge, alter, repair, eplace any impact-resistant coverings, electrical, gas, mechanical or installation of which is regulated by this code, or to cause any such work make application to the building official and obtain the required permit. cessory Structure has been erected or installed without a valid building FBC 7th Edition (2020) - 105.1 Status: MCEH	
4		red agent who intends to construct, enlarge, alter, repair, move, demolish,	
	or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit More specifically, 6' Wood Fence/ Gate has been erected or installed without a valid building permit.		
		FBC 7th Edition (2020) - 105.1	
	Issued: 06/09/2022	Status: MCEH	
5	or change the occupar remove, convert or re plumbing system, the i to be done, shall first n More specifically, Co building permit.	ted agent who intends to construct, enlarge, alter, repair, move, demolish, incy of a building or structure, or to erect, install, enlarge, alter, repair, eplace any impact-resistant coverings, electrical, gas, mechanical or installation of which is regulated by this code, or to cause any such work make application to the building official and obtain the required permit. Increte Walkway in rear has been erected or installed without a valid FBC 7th Edition (2020) - 105.1	
		ment Code - 6.D.1.A.1.b	
	e innea Lana Develop		

cc: Code Compliance

Agenda No.:	036 Complexity Level: 1	Status:	Postponed
<b>Respondent:</b>	Angeli, Jessica	CEO:	Jose Feliciano
-	6705 Eastview Dr, Lake Worth, FL 33462-3911		
Situs Address:	6705 Eastview Dr, Lake Worth, FL	Case No:	C-2023-09130021
PCN:	00-43-45-05-01-006-0270	Zoned:	RS
Violations:	inches in height on the entire lot. More Specifically: Maintenance of	grassed areas a ng, mowing, edg s. nance Code - Se nance Code - Se	on-Residential lots one-half acre or less: 7 nd low-growing vegetation shall include ing or any other actions needed consistent ection 14-32 (c) (1)Table 14-32 (c)

-	Complexity Level: -Status: ActiveSeus, Reslande; Kernizan, EberCEO: Charles Zahn140 Possum Pass, West Palm Beach, FL 33413-2227CEO: Charles Zahn
	140 Possum Pass, West Palm Beach, FL 33413       Case No: C-2021-03160053         00.42,42,27,05,012,0051       Case No: C-2021-03160053
PCN: Violations:	00-42-43-27-05-012-0051 <b>Zoned:</b> RE
violations.	<ul> <li>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence and gate has been erected or installed without a valid building permit.</li> <li>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</li> <li>Issued: 03/16/2021</li> </ul>
	<ul> <li>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, surveillance system has been erected or installed without a valid building permit.</li> <li>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</li> </ul>

		Issued:	03/16/2021	Status: MCEH
	3	Code:	or change the occupancy of a b remove, convert or replace an plumbing system, the installatio to be done, shall first make app	who intends to construct, enlarge, alter, repair, move, demolish, uilding or structure, or to erect, install, enlarge, alter, repair, wimpact-resistant coverings, electrical, gas, mechanical or of which is regulated by this code, or to cause any such work ication to the building official and obtain the required permit. viveway has been erected or installed without a valid building dition (2020) - 105.1 Status: MCEH
<ul> <li>4 Details: Any owner or authorized agent who intends to construct, enlarge, alter, r or change the occupancy of a building or structure, or to erect, install remove, convert or replace any impact-resistant coverings, electrica plumbing system, the installation of which is regulated by this code, or t to be done, shall first make application to the building official and obta More specifically, aluminum carport has been erected or installed wi permit.</li> </ul>		uilding or structure, or to erect, install, enlarge, alter, repair, y impact-resistant coverings, electrical, gas, mechanical or of which is regulated by this code, or to cause any such work ication to the building official and obtain the required permit. rport has been erected or installed without a valid building		
			PBC Amendments to FBC 7th E	
		Issued:	03/16/2021	Status: MCEH

#### 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. "