

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 20, 2024 9:00 AM

Violations:

- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/10/2020 **Status:** MCEH
- 2 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 07/10/2020 **Status:** MCEH
- 3 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 07/10/2020 **Status:** CLS
- 4 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 07/10/2020 **Status:** MCEH
- 5 **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.
Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 07/10/2020 **Status:** MCEH
- 6 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a fence and gate have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 07/10/2020 **Status:** AOC
- 7 **Details:** A maximum of one recreational vehicle and any two of the following, or a maximum of three of any of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle, marine vessel with accompanying trailers, and trailers.
Code: Unified Land Development Code - 6.D.1.A.1
Issued: 07/10/2020 **Status:** MCEH
- 8 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a canopied structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 07/10/2020 **Status:** AOC
- 9 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, an accessory structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 07/10/2020 **Status:** AOC

Agenda No.: 003

Complexity Level: -

Status: Active

Respondent: Will Robin Real Estate 1 LLC
7741 N Military Trl, Ste 1, Palm Beach Gardens, FL
33410-7431

CEO: Brian Burdett

Situs Address: 16701 84th Ct N, Loxahatchee, FL 33470

Case No: C-2020-12030021

PCN: 00-40-42-24-00-000-7060

Zoned: AR

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 20, 2024 9:00 AM

Violations:

- 1 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 12/03/2020 **Status:** MCEH
- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 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.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 12/03/2020 **Status:** MCEH
- 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, renovations to structure including but not limited to new roof, exterior siding etc. has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 12/03/2020 **Status:** MCEH
- 4 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # 1991-010709 (B91011833) has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 12/03/2020 **Status:** MCEH
- 5 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically: Open storage including but not limited to construction debris.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/03/2020 **Status:** MCEH

Agenda No.: 004 **Complexity Level:** 1 **Status:** Active
Respondent: SANCHEZ, TERESA LEON; Leon, Iliana Yamila Curi **CEO:** 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:

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Porch Addition has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/02/2021 **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, permit # B-2019-31076 (Concrete Driveway Ext.) has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 08/02/2021 **Status:** MCEH

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 20, 2024 9:00 AM

Code: Unified Land Development Code - 2.A.6.B.4
Issued: 12/17/2019 **Status:** MCEH

cc: 2154 Zip Code Property Llc
Insurance Leaders Inc
Soccer Depot Llc

Agenda No.: 007 **Complexity Level:** 1 **Status:** Active
Respondent: ADILID ROYAL LLC **CEO:** John Gannotti
2499 Glades Rd, Ste 106B, Boca Raton, FL 33431-7260
Situs Address: 2607 Royal Palm Cir, West Palm Beach, FL **Case No:** C-2024-01120021
PCN: 00-43-43-30-00-000-5030 **Zoned:** RH

- Violations:**
- 1** **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically numerous commercial vehicles parked in fenced in area of property.
Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 01/12/2024 **Status:** MCEH
 - 2** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically numerous commercial and passenger vehicles parked on unimproved surface.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 01/12/2024 **Status:** MCEH
 - 3** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically tires, barrels, containers, and asphalt.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/12/2024 **Status:** MCEH

cc: Adilid Royal Llc

Agenda No.: 008 **Complexity Level:** 1 **Status:** Active
Respondent: SALISBURY B CONDOMINIUM ASSOCIATION, INC. **CEO:** John Gannotti
38 Salisbury B, West Palm Beach, FL 33417
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 **Status:** MCEH

cc: Salisbury B Condominium Association, Inc.

Agenda No.: 009 **Complexity Level:** - **Status:** Active
Respondent: Mayne, Sandra **CEO:** Elizabeth A Gonzalez
6525 Royal Palm Beach Blvd, West Palm Beach, FL
33412-1859
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:**
- 5** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a chain link fence with gates has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/15/2021 **Status:** MCEH

Agenda No.: 010 **Complexity Level:** - **Status:** Active
Respondent: CLEGG, Richard R **CEO:** Ozmer M Kosal

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 20, 2024 9:00 AM

810 Saturn St, Ste 21, Jupiter, FL 33477-4456

Situs Address: 90th Trl N, Jupiter, FL 33478

Case No: C-2022-09200025

PCN: 00-42-41-07-00-000-1360

Zoned: AR

Violations:

- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 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.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/22/2022 **Status:** MCEH

Agenda No.: 011

Complexity Level: 1

Status: Active

Respondent: EDISON, Adam H

CEO: Ozmer M Kosal

1095 Military Trl, Unit 1201, Jupiter, FL 33468-5109

Situs Address: 18765 131st Trl N, Jupiter, FL

Case No: C-2021-07090006

PCN: 00-41-40-33-00-000-1160

Zoned: AR

Violations:

- 1** **Details:** Building Code and any further exemptions provided by law, which are subject to the requirements of this Article: Nonresidential farm Buildings on farms, as provided in section 604.50, F.S.
- Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 structures appearing on your property to be a fence, structure erected on the pond, and the appearance of a barn structure erected on the southeast of the property are all in requirement of valid building permit issued by the County Building Department, as reflected in Building Permits records.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Unified Land Development Code - 18.A.1.D
Unified Land Development Code - 18.A.1.E
Unified Land Development Code - 18.A.1.F
Unified Land Development Code - 18.A.4.A & 18.A.4.B & 18.A.4.C.2
Issued: 07/09/2021 **Status:** MCEH
- 2** **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
- Code:** Unified Land Development Code - 6.D.1.A.1.b
Issued: 07/09/2021 **Status:** CLS
- 3** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash, discarded containers and/or similar items. More specifically, trash, debris, and all discarded items to include the piles of containers appearing on the property require removal and proper discarding.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/09/2021 **Status:** CLS

cc: Code Enforcement
Edison, Adam H

Agenda No.: 012

Complexity Level: -

Status: Active

Respondent: FRANCIS, Sherene A

CEO: Ozmer M Kosal

2025 Whitney Rd, West Palm Beach, FL 33409-6431

Situs Address: 2025 Whitney Rd, West Palm Beach, FL 33409

Case No: C-2019-08280041

PCN: 00-43-43-29-02-005-0070

Zoned: RM

Violations:

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

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 20, 2024 9:00 AM

6	Issued: 04/28/2021	Status: MCEH
	Details: It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.	
	Code: Unified Land Development Code - 6.D.1.A.4.a.2.a	
	Issued: 04/28/2021	Status: SMO
7	Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.	
	Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)	
	Issued: 04/28/2021	Status: SMO

Agenda No.: 016	Complexity Level: -	Status: Active
Respondent: RODRIGUEZ, MARIBEL; RODRIGUEZ, LEONEL RIVE	CEO: Nedssa Miranda	
5047 Eadie Pl, West Palm Beach, FL 33407-1611		
Situs Address: 5047 Eadie Pl, West Palm Beach, FL 33407	Case No: C-2021-08170005	
PCN: 00-42-43-02-03-011-0142	Zoned: RM	
Violations:	<p>1 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence has been erected or installed without a valid building permit.</p> <p style="text-align: center;">Obtain required building permits for the fence or remove the fence.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 08/18/2021 Status: MCEH</p> <p>6 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p style="text-align: center;">Obtain required building permits for the addition/structure including all electrical and plumbing or remove the addition/structure with demolish permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 08/18/2021 Status: MCEH</p> <p>7 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, additional/ driveway has been erected or installed without a valid building permit.</p> <p style="text-align: center;">Obtain required building permits for the additional/ driveway or remove the additional/ driveway, the wheel stopped and resod the grass.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 08/18/2021 Status: MCEH</p> <p>8 Details: Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.</p> <p style="text-align: center;">Please provide the appropriate landscape maintenance. More specifically, including but not limited to weeding, watering, fertilizing, pruning, sodding the grass or any other actions needed consistent with beautifying the grass and damaged areas.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)</p> <p>Issued: 08/18/2021 Status: CLS</p>	

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

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 20, 2024 9:00 AM

Violations:

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

Agenda No.: 018	Complexity Level: -	Status: Active
Respondent: Botton, Eduardo Renato Larragan; Bejarano Salazar, Sthefanny J 9161 Southampton Pl, Boca Raton, FL 33434-2801		CEO: Patrick L Prentice
Situs Address: 9161 Southampton Pl, Boca Raton, FL		Case No.: C-2023-11210023
PCN: 00-42-47-07-06-016-0252		Zoned: AR

Violations:

- | | |
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| 6 | <p>Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. Specifically, permit #B-2019-012514-0000 (Wood Fence) has become inactive or expired.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
 Issued: 11/26/2023 Status: MCEH</p> |
| 7 | <p>Details: A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. Specifically, permit #B-2019-012514-0000.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
 Issued: 11/26/2023 Status: MCEH</p> |

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 20, 2024 9:00 AM

5465 Lee Ct, West Palm Beach, FL 33415-3742

Situs Address: 5465 Lee Ct, West Palm Beach, FL 33415
PCN: 00-42-44-02-19-001-0100

Case No: C-2022-08120028
Zoned: RM

Violations:

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

Specifically: A 6' wooden privacy fence has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/16/2022 **Status:** MCEH

Agenda No.: 023

Complexity Level: -

Status: Active

Respondent: Ramos Cordero, Marco A; Ortega Godinez, Roxana M
 2019 Trinidad Ct, West Palm Beach, FL 33415-7429

CEO: David T Snell

Situs Address: 2019 Trinidad Ct, West Palm Beach, FL 33415
PCN: 00-42-44-13-27-000-0031

Case No: C-2022-02180012
Zoned: RM

Violations:

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

Specifically: A large A-frame structure has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/22/2022 **Status:** MCEH

Agenda No.: 024

Complexity Level: -

Status: Active

Respondent: Berwick, Marcia; Willer, Eric D; Willer, Hallie
 9266 Pinion Dr, Lake Worth, FL 33467-1067

CEO: Charles Zahn

Situs Address: 9266 Pinion Dr, Lake Worth, FL 33467
PCN: 00-42-44-19-01-004-0060

Case No: C-2020-09090012
Zoned: AR

Violations:

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

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

The final inspection shall be made after all work required by the building permit is completed. Specifically, no final inspection.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Specifically, no certificate of complication or certificate of occupancy.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
 PBC Amendments to FBC 6th Edition (2017) - 110.3.10
 PBC Amendments to FBC 6th Edition (2017) - 111.1
Issued: 09/09/2020 **Status:** MCEH

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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
Respondent: Guevara, Nubia A; Alvarado, Felix **CEO:** Dennis A Hamburger
 3447 Artesian Dr, Lantana, FL 33462-3613
Situs Address: 3447 Artesian Dr, Lake Worth, FL 33462 **Case No:** C-2022-01270002
PCN: 00-43-45-06-02-037-0141 **Zoned:** RS

Violations:

2 **Details:** Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 02/01/2022 **Status:** CLS

4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, wood fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/01/2022 **Status:** MCEH

6 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
 More specifically multiple vehicles parked on a non-approved surface (grass).
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 02/01/2022 **Status:** CLS

Agenda No.: 029 **Complexity Level:** 1 **Status:** Active
Respondent: Affholder, David Jr **CEO:** Christina G Stodd
 4209 Bougainvillea St, West Palm Beach, FL 33406-3915
Situs Address: Pine Grove, FL **Case No:** C-2023-03280003
PCN: 00-42-43-26-00-000-1190 **Zoned:** RH

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 6 ft wood privacy fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/28/2023 **Status:** MCEH

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Observed wood and other debris on the vacant lot.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/28/2023 **Status:** MCEH

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	Code: PBC Amendments to FBC 6th Edition (2017) - 105.1	Issued: 12/17/2020	Status: MCEH
2	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the accessory structure appearing to be a storage shed 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.		
	Code: PBC Amendments to FBC 6th Edition (2017) - 105.1	Issued: 12/17/2020	Status: MCEH
3	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the accessory structure addition appearing with canopy 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.		
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	Issued: 12/17/2020	Status: MCEH

Agenda No.: 032	Complexity Level: 1	Status: Active									
Respondent: Dixon, Clifford; Martin, Lasonya 677 Snead Cir, West Palm Beach, FL 33413-1250		CEO: Omar J Sheppard									
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:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;">3</td> <td colspan="2"> Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, A SHED has been erected or installed without a valid building permit. </td> </tr> <tr> <td></td> <td>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</td> <td>Issued: 04/29/2022</td> </tr> <tr> <td></td> <td></td> <td>Status: MCEH</td> </tr> </table>		3	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, A SHED has been erected or installed without a valid building permit.			Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	Issued: 04/29/2022			Status: MCEH
3	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, A SHED has been erected or installed without a valid building permit.										
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	Issued: 04/29/2022									
		Status: MCEH									

Agenda No.: 033	Complexity Level: 1	Status: Active																											
Respondent: DDC LLC; ASD DEVELOPMENT LLC; LSL LANDCO JMS FUNDING LLC 11300 US HIGHWAY 1, Ste 401, Palm BeachGardens, FL 33408		CEO: Debbie N Plaud																											
Situs Address: 6270 Lyons Rd, Lake Worth, FL		Case No: C-2023-12120024																											
PCN: 00-42-45-05-09-007-0000		Zoned: AR																											
Violations:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;">1</td> <td colspan="2"> 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. More specifically, vegetation along the rear side of Rock Creek Drive </td> </tr> <tr> <td></td> <td>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)</td> <td>Issued: 01/23/2024</td> </tr> <tr> <td></td> <td></td> <td>Status: MCEH</td> </tr> <tr> <td style="text-align: center; vertical-align: top;">2</td> <td colspan="2"> Details: Schinus terebinthifolius (commonly known as Brazilian Pepper) bushes or trees, shall be considered a nuisance. </td> </tr> <tr> <td></td> <td>Code: Palm Beach County Property Maintenance Code - Section 14-62 (4)</td> <td>Issued: 01/23/2024</td> </tr> <tr> <td></td> <td></td> <td>Status: MCEH</td> </tr> <tr> <td style="text-align: center; vertical-align: top;">3</td> <td colspan="2"> Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, vegetative debris behind Rock Creek Dr. </td> </tr> <tr> <td></td> <td>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</td> <td>Issued: 01/23/2024</td> </tr> <tr> <td></td> <td></td> <td>Status: MCEH</td> </tr> </table>		1	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. 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	2	Details: Schinus terebinthifolius (commonly known as Brazilian Pepper) bushes or trees, shall be considered a nuisance.			Code: Palm Beach County Property Maintenance Code - Section 14-62 (4)	Issued: 01/23/2024			Status: MCEH	3	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, vegetative debris behind Rock Creek Dr.			Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)	Issued: 01/23/2024			Status: MCEH
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3	Issued: 03/16/2021 Status: MCEH Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, paver brick driveway has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 03/16/2021 Status: MCEH
4	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, aluminum carport has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 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. "