



**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 08, 2025 9:00 AM**

**Issued:** 11/29/2023 **Status:** CLS

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 11/29/2023 **Status:** CLS

**Agenda No.:** 003 **Complexity Level:** - **Status:** Removed  
**Respondent:** Lozano, Cindy; Garcia, Nelson E Jam **CEO:** Jen L Batchelor  
 15036 89th Pl N, Loxahatchee, FL 33470-4342  
**Situs Address:** 15036 89th Pl N, Loxahatchee, FL **Case No:** C-2024-05140002  
**PCN:** 00-41-42-19-00-000-1230 **Zoned:** AR

**Violations:**

**1** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2022-010924-0000, Fence-Residential has become inactive or expired.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 05/14/2024 **Status:** CLS

**2** **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, for permit # B-2022-010924-0000, Fence-Residential.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 05/14/2024 **Status:** CLS

**Agenda No.:** 004 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Mathurin, Webert; Laurent, Manosca **CEO:** Jen L Batchelor  
 11922 66th St N, West Palm Beach, FL 33412-2046  
**Situs Address:** 11922 66th St N, West Palm Beach, FL **Case No:** C-2023-11140002  
**PCN:** 00-41-42-35-00-000-3800 **Zoned:** AR

**Violations:**

**1** **Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection.

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
 PBC Amendments to FBC 7th Edition (2020) - 110.9  
**Issued:** 11/15/2023 **Status:** SIT





**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 08, 2025 9:00 AM**

	<b>Issued:</b> 08/01/2024		<b>Status:</b> CLS
<b>2</b>	<b>Details:</b> No person shall park, store, or keep equipment, a commercial vehicle, recreational vehicle, marine vessel, trailer, sports vehicle such as dune buggy, jet skis, racing vehicle, off-road vehicle, air boat, canoe or paddleboat, on any public street, or other thoroughfare or any R-O-W within a residential district for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. More specifically, but not limited to, a semi-truck and trailer being parked in the road.		
	<b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.1		
	<b>Issued:</b> 08/01/2024		<b>Status:</b> CLS
<b>3</b>	<b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit #B-2023-008659-0000, Wall Perimeter/Entry Columns has become inactive or expired.		
	A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, for permit #B-2023-008659-0000, Wall Perimeter/Entry Columns.		
	<b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1		
	PBC Amendments to FBC 8th Edition (2023) - 111.5		
	<b>Issued:</b> 08/01/2024		<b>Status:</b> CEH

<b>Agenda No.:</b> 008	<b>Complexity Level:</b> 1	<b>Status:</b> Removed								
<b>Respondent:</b> ALPINE VILLAS WEST HOMEOWNERS ASSOCIATION INC. 1300 N Federal Hwy, Unit 2050, Boca Raton, FL 33432		<b>CEO:</b> Maggie Bernal								
<b>Situs Address:</b> 2485 Lena Ln, West Palm Beach, FL		<b>Case No:</b> C-2024-06240027								
<b>PCN:</b> 00-42-44-14-59-001-0000		<b>Zoned:</b> RM								
<b>Violations:</b>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;"><b>2</b></td> <td><b>Details:</b> 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 # B2021-014775 (Fence-Commercial) has become inactive or expired.</td> </tr> <tr> <td></td> <td><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.4.1</td> </tr> <tr> <td></td> <td><b>Issued:</b> 07/08/2024</td> </tr> <tr> <td></td> <td style="text-align: right;"><b>Status:</b> CLS</td> </tr> </table>		<b>2</b>	<b>Details:</b> 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 # B2021-014775 (Fence-Commercial) has become inactive or expired.		<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.4.1		<b>Issued:</b> 07/08/2024		<b>Status:</b> CLS
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	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.4.1									
	<b>Issued:</b> 07/08/2024									
	<b>Status:</b> CLS									
<b>cc:</b> Alpine Villas West Homeowners Association, Inc. Alpine Villas West Homeowners Association, Inc.										

<b>Agenda No.:</b> 009	<b>Complexity Level:</b> 1	<b>Status:</b> Removed												
<b>Respondent:</b> Big Dreams Preschool LLC 256 Davis Rd, Lake Worth Beach, FL 33461-1903		<b>CEO:</b> Brian Burdett												
<b>Situs Address:</b> 1713 Quail Dr, West Palm Beach, FL		<b>Case No:</b> C-2024-08200017												
<b>PCN:</b> 00-42-43-25-00-000-1650		<b>Zoned:</b> CG												
<b>Violations:</b>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;"><b>1</b></td> <td><b>Details:</b> Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)</td> </tr> <tr> <td></td> <td><b>Issued:</b> 09/06/2024</td> </tr> <tr> <td></td> <td style="text-align: right;"><b>Status:</b> CLS</td> </tr> <tr> <td style="text-align: center;"><b>2</b></td> <td><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically: Open storage including but not limited to trash and debris between your property and Westgate Plaza Apartments. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</td> </tr> <tr> <td></td> <td><b>Issued:</b> 09/06/2024</td> </tr> <tr> <td></td> <td style="text-align: right;"><b>Status:</b> CLS</td> </tr> </table>		<b>1</b>	<b>Details:</b> Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)		<b>Issued:</b> 09/06/2024		<b>Status:</b> CLS	<b>2</b>	<b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically: Open storage including but not limited to trash and debris between your property and Westgate Plaza Apartments. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)		<b>Issued:</b> 09/06/2024		<b>Status:</b> CLS
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	<b>Status:</b> CLS													
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	<b>Issued:</b> 09/06/2024													
	<b>Status:</b> CLS													







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JANUARY 08, 2025 9:00 AM**

	<b>Issued:</b> 08/13/2024	<b>Status:</b> CEH
<b>6</b>	<b>Details:</b> A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, permit # E-2018-033996-0001 general electrical requires a certificate of completion.	
	<b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 111.5	
	<b>Issued:</b> 08/13/2024	<b>Status:</b> CEH

<b>Agenda No.:</b> 014	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> EQUUS PROPERTY OWNERS ASSOCIATION, INC. 301 Yamato Rd, Ste 2199, Boca Raton, FL 33431		<b>CEO:</b> Richard F Cataldo
<b>Situs Address:</b> 8882 Equus Cir, Boynton Beach, FL		<b>Case No:</b> C-2024-07290007
<b>PCN:</b> 00-42-45-18-08-005-0000		<b>Zoned:</b> AGR-PUD
<b>Violations:</b>		
<b>7</b>	<b>Details:</b> 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-2004-028608-0000 Spa Commercial has become inactive or expired.	
	<b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1	
	<b>Issued:</b> 07/31/2024	<b>Status:</b> CEH
<b>8</b>	<b>Details:</b> A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, permit B-2004-028608-0000 Spa Commercial requires a certificate of completion.	
	<b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 111.5	
	<b>Issued:</b> 07/31/2024	<b>Status:</b> CEH
<b>9</b>	<b>Details:</b> 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 E-2004-028608-0001 Pool Electric (sub) has become inactive or expired.	
	<b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1	
	<b>Issued:</b> 07/31/2024	<b>Status:</b> CEH
<b>10</b>	<b>Details:</b> A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, permit E-2004-028608-0001 Pool Electric (sub) requires a certificate of completion.	
	<b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 111.5	
	<b>Issued:</b> 07/31/2024	<b>Status:</b> CEH
<b>cc:</b> Equus Property Owners Association, Inc. Equus Property Owners Association, Inc.		

<b>Agenda No.:</b> 015	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Furini, Maria Nircelani Damiao 8926 SW 8th St, Boca Raton, FL 33433-6212		<b>CEO:</b> Richard F Cataldo
<b>Situs Address:</b> 8926 SW 8th St, Boca Raton, FL		<b>Case No:</b> C-2024-05200031
<b>PCN:</b> 00-42-47-29-03-034-0111		<b>Zoned:</b> RM
<b>Violations:</b>		
<b>1</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the driveway has been widened without a valid building permit.	
	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1	
	<b>Issued:</b> 05/20/2024	<b>Status:</b> CEH



**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**JANUARY 08, 2025 9:00 AM**

**Violations:** **1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Porch Addition has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/22/2024 **Status:** CEH

**Agenda No.:** 019 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** CARDET, ANTONIO **CEO:** Frank A Davis  
15 W Corkscrew Blvd, Clewiston, FL 33440-9798

**Situs Address:** 4674 Canal Rd, West Palm Beach, FL **Case No:** C-2024-04250012  
**PCN:** 00-42-44-01-03-000-0090 **Zoned:** RH

**Violations:** **2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Shipping Container has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/29/2024 **Status:** CLS

cc: Cardet, Antonio

**Agenda No.:** 020 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** RODRIGUEZ, ALEJANDRO; CASTELLANOS, ELIZABETH **CEO:** Frank A Davis  
3132 Egremont Dr, West Palm Beach, FL 33406-5027

**Situs Address:** 3132 Egremont Dr, West Palm Beach, FL **Case No:** C-2024-05150011  
**PCN:** 00-43-44-07-09-020-0090 **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, Inground Pool has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/29/2024 **Status:** CLS

**Agenda No.:** 021 **Complexity Level:** 1 **Status:** Active  
**Respondent:** RODRIGUEZ, JOEL MESA **CEO:** Frank A Davis  
823 Florida Mango Rd, West Palm Beach, FL 33406-4424

**Situs Address:** 823 S Florida Mango Rd, West Palm Beach, FL **Case No:** C-2024-04150040  
**PCN:** 00-43-44-05-18-007-0140 **Zoned:** RS

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

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



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- 5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Boat Canopies has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/21/2024 **Status:** CLS
- 6 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b  
**Issued:** 06/21/2024 **Status:** CLS
- 7 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Addition has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/21/2024 **Status:** SIT

cc: Suarez, Carlos

**Agenda No.:** 023 **Complexity Level:** - **Status:** Active  
**Respondent:** Dos Santos, Joao Carlos **CEO:** Darrin L Emmons  
 13879 51st Pl N, Royal Palm Beach, FL 33411-8163  
**Situs Address:** 13879 51st Pl N, West Palm Beach, FL **Case No:** C-2024-06110003  
**PCN:** 00-41-43-04-00-000-7060 **Zoned:** AR

- Violations:**
- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, there is a roofed back porch that has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/13/2024 **Status:** CEH
  - 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically but not limited to, there is a building that has been erected or installed behind this residential property without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/13/2024 **Status:** CEH

**Agenda No.:** 024 **Complexity Level:** - **Status:** Active  
**Respondent:** Garrison, Heidi A; Garrison, Michael A **CEO:** Darrin L Emmons  
 16115 E Pimlico Dr, Loxahatchee, FL 33470-4024  
**Situs Address:** 16115 E Pimlico Dr, Loxahatchee, FL **Case No:** C-2024-05010015  
**PCN:** 00-40-43-24-00-000-1570 **Zoned:** AR

- Violations:**
- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shipping container type structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/03/2024 **Status:** CEH
  - 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a 4-foot wood and wire fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1





**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 08, 2025 9:00 AM**

- 5 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions. More Specifically; driveway surface area is deteriorated and in disrepair with large gaps and cracks at garage entrance area.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 07/19/2024 **Status:** CEH
- 6 **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. More Specifically; windows are not readily openable or operable from dwelling interior.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)  
**Issued:** 07/19/2024 **Status:** CEH

cc: Pocho Llc

<b>Agenda No.:</b> 028	<b>Complexity Level:</b> 1	<b>Status:</b> Removed
<b>Respondent:</b> Sauveur, Marie R; Sauveur, Maryse 3731 Orange St, Lake Worth, FL 33462-5175		<b>CEO:</b> Jose Feliciano
<b>Situs Address:</b> 3731 Orange St, Lake Worth, FL		<b>Case No:</b> C-2024-05130028
<b>PCN:</b> 00-43-45-09-10-003-0130		<b>Zoned:</b> RM
<b>Violations:</b>	<p><b>1 Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More Specifically: property littered with trash and debris and metal salvage materials. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 08/16/2024 <b>Status:</b> CLS</p> <p><b>2 Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, white vinyl/metal fence and gates has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 08/16/2024 <b>Status:</b> CLS</p> <p><b>3 Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, inoperable, inoperative motor vehicles parked at property.  It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. More specifically, unregistered unlicensed motor vehicles parked at property. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) Unified Land Development Code - 6.D.1.A.4.a.2.a <b>Issued:</b> 08/16/2024 <b>Status:</b> CLS</p>	

<b>Agenda No.:</b> 029	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> BANYAN CAY DEV. LLC 1601 Jackson St, Ste 200, Fort Myers, FL 33901		<b>CEO:</b> John Gannotti
<b>Situs Address:</b> Banyan Cay Development (N Congress Median between Executive Drive and 45th Street).		<b>Case No:</b> C-2023-09130003
<b>PCN:</b>		<b>Zoned:</b> PUD

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**JANUARY 08, 2025 9:00 AM**

**Violations:**

**1** **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement.  
 FAILURE TO COMPLY WITH CONDITIONS OF Palm Beach County Right-of-Way Landscaping and Irrigation Permit #LA57455-0721 and Palm Beach County Right-of-Way permitting ordinance #2019-0030 by failing to maintain the median landscaping by failing to mow, edge, trim, remove trash, debris and weeds. Replace trees and landscaping destroyed by auto accident.  
 More specifically permit # LA57455-0721.  
**Code:** Palm Beach County Codes & Ordinances - Ordinance 2019-030  
**Issued:** 09/13/2023 **Status:** CEH

cc: Banyan Cay Dev. Llc  
 Banyan Cay Dev. Llc

**Agenda No.:** 030 **Complexity Level:** 1 **Status:** Active  
**Respondent:** HASTINGS F CONDOMINIUM ASSOCIATION, INC. **CEO:** John Gannotti  
 92 Hastings F, West Palm Beach, FL 33417 United States  
**Situs Address:** Hastings F, West Palm Beach, FL **Case No:** C-2024-07180012  
**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 every exterior stairway, deck, porch, balcony, railings and all other appurtenances.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (j)  
**Issued:** 07/18/2024 **Status:** CEH

cc: Hastings F Condominium Association, Inc.

**Agenda No.:** 031 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Kahan, Yecheskel **CEO:** John Gannotti  
 3 Kalev Way, Unit 302, Monroe, NY 10950-3986  
**Situs Address:** 47 Somerset C, West Palm Beach, FL **Case No:** C-2024-02160021  
**PCN:** 00-42-43-23-34-003-0470 **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, interior alterations have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 09/18/2024 **Status:** CEH

**2** **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, a certificate of completion for work permitted and performed.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 111.5  
**Issued:** 09/18/2024 **Status:** CEH

**Agenda No.:** 032 **Complexity Level:** 1 **Status:** Active  
**Respondent:** SOMERSET J CONDOMINIUM ASSOCIATION, INC. **CEO:** John Gannotti  
 191 Somerset J, West Palm Beach, FL 33417  
**Situs Address:** Somerset J, West Palm Beach, FL **Case No:** C-2024-08080026  
**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 railings, spindles, balconies, stairs, decks and all other appurtenances.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (j)  
**Issued:** 08/13/2024 **Status:** CEH



**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 08, 2025 9:00 AM**

601 N Congress Ave, Ste 502, Delray Beach, FL 33445-464

**Situs Address:** 146 Capri D, Delray Beach, FL

**Case No:** C-2024-07230006

**PCN:** 00-42-46-23-06-004-1460

**Zoned:** RH

**Violations:**

- 1** **Details:** All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)  
**Issued:** 07/24/2024 **Status:** CLS

**Agenda No.:** 038

**Complexity Level:** -

**Status:** Removed

**Respondent:** Sun, Che Sing

**CEO:** Dennis A Hamburger

7520 Seabreeze Dr, Lake Worth, FL 33467-6454

**Situs Address:** 7520 Seabreeze Dr, Lake Worth, FL

**Case No:** C-2024-09100002

**PCN:** 00-42-43-27-05-032-3240

**Zoned:** AR

**Violations:**

- 1** **Details:** Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:  
1) Hedges shall not exceed four feet in height when located within the required front setback.  
2) Hedges shall not exceed eight feet in height when located on or adjacent to the side, side street, or rear property lines.  
**Code:** Unified Land Development Code - 7.D.4.A.1.a  
**Issued:** 09/10/2024 **Status:** CLS
- 2** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)  
**Issued:** 09/10/2024 **Status:** CLS
- 3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a chain link fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 09/10/2024 **Status:** CLS

**Agenda No.:** 039

**Complexity Level:** -

**Status:** Removed

**Respondent:** Viera, Harry; Viera, Rita L

**CEO:** Dennis A Hamburger

12283 Pleasant Green Way, Boynton Beach, FL 33437-2050

**Situs Address:** 12283 Pleasant Green Way, Boynton Beach, FL

**Case No:** C-2024-08090004

**PCN:** 00-42-46-02-06-000-0020

**Zoned:** RT

**Violations:**

- 1** **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 08/09/2024 **Status:** CLS

**Agenda No.:** 040

**Complexity Level:** -

**Status:** Removed

**Respondent:** AES Better World 1, LLC

**CEO:** Jamie G Illicete

1100 E Indiantown Rd, Apt 114, Jupiter, FL 33477-5129

**Situs Address:** 17311 Roosevelt Rd, Jupiter, FL

**Case No:** C-2024-06280008

**PCN:** 00-42-41-03-08-000-0050

**Zoned:** RH

**Violations:**

- 2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open/outdoor storage of building materials, paver bricks or similar items on the property.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 06/28/2024 **Status:** CLS
- 4** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, wood fence has been erected or installed without a valid building permit.

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 08, 2025 9:00 AM**

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 06/28/2024 **Status:** CLS

**cc:** Occupant, Tenant Or  
Occupant, Tenant Or

**Agenda No.:** 041 **Complexity Level:** - **Status:** Active  
**Respondent:** BAF Assets, LLC **CEO:** Jamie G Illicete  
1201 Hays St, Tallahassee, FL 32301  
**Situs Address:** 5803 Sullivan Rd, Jupiter, FL **Case No:** C-2024-08090027  
**PCN:** 00-42-40-35-02-002-0090 **Zoned:** RM

- Violations:**
- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically open/outdoor storage of furniture, household items, buckets, garbage bags, rug, cardboard, garbage, trash or similar items on the property.

**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 08/14/2024 **Status:** CLS
  - 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, exterior windows has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 08/14/2024 **Status:** SIT
  - 3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, wood fence has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 08/14/2024 **Status:** SIT
  - 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. More specifically, grassed areas is overgrown and in need of maintenance.

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

**cc:** Baf Assets, Llc

**Agenda No.:** 042 **Complexity Level:** - **Status:** Active  
**Respondent:** Blue Devil 83, LLC **CEO:** Jamie G Illicete  
120 Jupiter Key Rd, Unit 3, Jupiter, FL 33477  
**Situs Address:** 2480 Cardinal Ln, Palm Beach Gardens, FL **Case No:** C-2024-05030012  
**PCN:** 00-43-41-29-00-000-1100 **Zoned:** RS

- Violations:**
- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, alterations to exterior of structure (removal of windows, installation of exterior doors, cut hole in exterior wall for a/c unit) has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/15/2024 **Status:** CEH
  - 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, aluminum roofed overhang, over patio on the eastside of structure, has been erected or installed without a valid building permit.

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



**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 08, 2025 9:00 AM**

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.4.1  
**Issued:** 09/11/2024 **Status:** SIT

**6** **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, failed to obtain a Certificate of Completion for permit #B-2020-046008-0000 for Roofing Repair.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 111.5  
**Issued:** 09/11/2024 **Status:** SIT

**Agenda No.:** 044 **Complexity Level:** - **Status:** Removed  
**Respondent:** Henry, James S **CEO:** Jamie G Illicete  
 7 Morris Cove Ln, Sag Harbor, NY 11963-2667

**Situs Address:** 1685 Bowood Rd, North Palm Beach, FL **Case No:** C-2023-10190003  
**PCN:** 00-43-41-33-03-011-0120 **Zoned:** RS

**Violations:**

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

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

More specifically, the approved swimming pool barrier installed under building permit B-1970-531677-0000 a Screen Pool Enclosure has been removed from the property. Fence being used as Pool barrier does meet all the requirements of the Florida Building Code for a pool barrier.

**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)  
**Issued:** 11/02/2023 **Status:** CEH

**cc:** Bosso Realty

**Agenda No.:** 045 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Alonso, Alejandro **CEO:** Jose Feliciano  
 3025 Scanlan Ave, Lake Worth Beach, FL 33461-3738

**Situs Address:** 3025 Scanlan Ave, Lake Worth, FL **Case No:** C-2024-02140005  
**PCN:** 00-43-44-20-04-010-0100 **Zoned:** RM

**Violations:**

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/28/2024 **Status:** CEH

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/28/2024 **Status:** CLS

**Agenda No.:** 046 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Gradolph, Richard; Gradolph, Kimberly **CEO:** Jose Feliciano  
 2781 Cherokee Rd, West Palm Beach, FL 33406-5912

**Situs Address:** 2781 Cherokee Rd, West Palm Beach, FL **Case No:** C-2024-07190020  
**PCN:** 00-43-44-08-15-001-0090 **Zoned:** RS

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 08, 2025 9:00 AM**

**Violations:**

- 1 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a  
**Issued:** 07/24/2024 **Status:** CLS
- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, multiple shed type structures on the property have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 07/24/2024 **Status:** CLS
- 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, electrical equipment and wiring supplying electrical service to a camper trailer has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 07/24/2024 **Status:** CLS
- 4 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 07/24/2024 **Status:** CLS
- 5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, what appears to be a roof modification on the property has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 07/24/2024 **Status:** CLS

**Agenda No.:** 047 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Nozifort, Adlert; Ketan, Atelie **CEO:** Michael L Jordan  
 3031 Buckley Ave, Lake Worth Beach, FL 33461-3706  
**Situs Address:** 3031 Buckley Ave, Lake Worth, FL **Case No:** C-2024-07300045  
**PCN:** 00-43-44-20-04-009-0090 **Zoned:** RM

**Violations:**

- 2 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a  
**Issued:** 07/31/2024 **Status:** CLS
- 3 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 07/31/2024 **Status:** CLS
- 5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, perimeter fencing and gates have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 07/31/2024 **Status:** CLS



**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 08, 2025 9:00 AM**

16067 71st Dr N, Palm Beach Gardens, FL 33418-7461

**Situs Address:** 16067 71st Dr N, Palm Beach Gardens, FL

**Case No:** C-2023-11160005

**PCN:** 00-42-41-09-00-000-5340

**Zoned:** AR

**Violations:**

- 3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence appearing on your property 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:** 11/27/2023 **Status:** CEH

**Agenda No.:** 051

**Complexity Level:** 1

**Status:** Active

**Respondent:** NOVAK, Thomas

**CEO:** Ozmer M Kosal

12744 146th Pl N, West Palm Bch, FL 33418-7929

**Situs Address:** 12709 144th Ct N, Palm Beach Gardens, FL

**Case No:** C-2024-04150046

**PCN:** 00-41-41-22-00-000-3140

**Zoned:** AR

**Violations:**

- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris and cuttings, garbage, trash or similar items. More specifically all vegetative cuttings appearing on the property frontage drainage conduit require removal and proper discarding.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 04/29/2024 **Status:** CEH
- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the pole barn appearing on your property has been erected or installed without a valid building permit issued from the County Building Department.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/29/2024 **Status:** CEH

**cc:** Novak, Thomas

**Agenda No.:** 052

**Complexity Level:** 1

**Status:** Removed

**Respondent:** ROSE, Regina C

**CEO:** Ozmer M Kosal

1015 Harbor Villas Drs, Unit 1, North Palm Beach, FL  
33408-5427

**Situs Address:** 1921 Len Dr, North Palm Beach, FL

**Case No:** C-2024-06200008

**PCN:** 00-43-42-04-00-000-4560

**Zoned:** RH

**Violations:**

- 2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 06/24/2024 **Status:** CLS

**Agenda No.:** 053

**Complexity Level:** 1

**Status:** Removed

**Respondent:** ROSE, Regina C

**CEO:** Ozmer M Kosal

1921 Len Dr, North Palm Beach, FL 33408-2825

**Situs Address:** 1940 Len Dr, North Palm Beach, FL

**Case No:** C-2024-06200011

**PCN:** 00-43-42-04-00-000-4460

**Zoned:** RH

**Violations:**

- 2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 06/24/2024 **Status:** CLS

**cc:** Rose, Regina C  
Rose, Regina C





**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
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**2** **Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection.

More specifically, lot fill.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 110.10  
**Issued:** 08/21/2024 **Status:** SIT

cc: Finanz Capital

**Agenda No.:** 057 **Complexity Level:** 1 **Status:** Active  
**Respondent:** PACIFICA WEST PALM LLC **CEO:** Nedssa Miranda  
 155 OFFICE PLAZA Dr, 1ST FLOOR, TALLAHASSEE, F  
 32301  
**Situs Address:** 1251 N Benoist Farms Rd, Unit 104 Building 10, West Palm Beach, FL **Case No:** C-2024-09060011  
**PCN:** 00-42-43-29-25-010-1040 **Zoned:** RS

- Violations:**
- 1** **Details:** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.  
  
Specifically, REPLACE DISREPAIR STOVE.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-34 (a)  
**Issued:** 09/12/2024 **Status:** SIT
  - 2** **Details:** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.  
  
Specifically, REPLACE DISREPAIR REFRIGIRATOR.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-34 (a)  
**Issued:** 09/12/2024 **Status:** SIT
  - 3** **Details:** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.  
  
Specifically, REPLACE DISREPAIR TOILET.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-34 (a)  
**Issued:** 09/12/2024 **Status:** SIT

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

Specifically, REPLACE DISREPAIR BEDROOM DOOR.

**Code:** Palm Beach County Property Maintenance Code - Section 14-34 (a)  
**Issued:** 09/12/2024 **Status:** SIT

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

Specifically, REPLACE DISREPAIR BATHTUB.

**Code:** Palm Beach County Property Maintenance Code - Section 14-34 (a)  
**Issued:** 09/12/2024 **Status:** SIT

cc: Pacifica West Palm Llc

**Agenda No.:** 058 **Complexity Level:** - **Status:** Removed  
**Respondent:** PALM LAKE BAPTIST ASSOCIATION INC **CEO:** Nedssa Miranda  
777 S FLAGLER Dr, Ste 500 EAST, West Palm Beach, FL  
33401  
**Situs Address:** 5710 N Haverhill Rd, West Palm Beach, FL **Case No:** C-2024-08060042  
**PCN:** 00-42-43-01-01-000-0070 **Zoned:** RM

**Violations:**

**1 Details:** Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.

On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades.

Obtain a Permit for the Site Development and Fill.

**Code:** Unified Land Development Code - 18.A.6.B & 18.D.5.A.1  
**Issued:** 08/21/2024 **Status:** CLS

**2 Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, lot fill.

Please obtain the required permit for lot fill.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 110.10  
**Issued:** 08/21/2024 **Status:** CLS





**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
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**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 07/24/2024 **Status:** CEH

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

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 07/24/2024 **Status:** CEH

**Agenda No.:** 061 **Complexity Level:** 1 **Status:** Active  
**Respondent:** McAfee, Keith; McAfee, Sara **CEO:** Joanna Mirodias  
 4073 Barnes Cove Dr, Antioch, TN 37013-4460  
**Situs Address:** 3040 Tropical Trl, Lake Worth, FL **Case No:** C-2024-08190008  
**PCN:** 00-43-45-06-01-012-0020 **Zoned:** RS

- Violations:**
- 1** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)  
**Issued:** 08/22/2024 **Status:** SIT
  - 2** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the fence.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 08/22/2024 **Status:** SIT
  - 3** **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
    - a. The barrier must be at least four (4) feet high on the outside.
    - b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
    - c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door or window that opens to provide direct access from the home to the swimming pool.
    - d. The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail person who may have managed to penetrate the barrier from immediately falling into the water. Sufficiently away from the water's edge shall mean no less than twenty (20) inches from the barrier to the water's edge.**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)  
**Issued:** 08/22/2024 **Status:** SIT

cc: McAfee, Keith; McAfee, Sara

**Agenda No.:** 062 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Pilkington, Terence; Pilkington, Pavinee **CEO:** Joanna Mirodias  
 3918 Barkis Ave, Boynton Beach, FL 33436-2713  
**Situs Address:** 3918 Barkis Ave, Boynton Beach, FL **Case No:** C-2024-07290009  
**PCN:** 00-43-45-19-01-002-0131 **Zoned:** RS

- Violations:**
- 1** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)  
**Issued:** 08/02/2024 **Status:** SIT
  - 2** **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)  
**Issued:** 08/02/2024 **Status:** CLS

**Agenda No.:** 063 **Complexity Level:** - **Status:** Active  
**Respondent:** Feitosa, Ellyna **CEO:** Adam F Moulton

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**JANUARY 08, 2025 9:00 AM**

6816 Via Regina, Boca Raton, FL 33433-3928

**Situs Address:** 6816 Via Regina, Boca Raton, FL

**Case No:** C-2024-05070089

**PCN:** 00-42-47-34-15-029-0010

**Zoned:** RS

**Violations:**

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Impact Windows have been installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/21/2024 **Status:** CEH

**Agenda No.:** 064

**Complexity Level:** -

**Status:** Removed

**Respondent:** Graniffo, Alejandro A

**CEO:** Adam F Moulton

10664 Boca Entrada Blvd, Boca Raton, FL 33428-5872

**Situs Address:** 10664 Boca Entrada Blvd, Boca Raton, FL

**Case No:** C-2024-08230005

**PCN:** 00-41-47-36-07-000-1270

**Zoned:** AR

**Violations:**

- 1** **Details:** A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers, and trailers may be parked outdoors in a residential district provided that the vehicles are:  
b. not parked in a required front setback or other area between the structure and the street, or on the 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.3.b.  
**Issued:** 09/27/2024 **Status:** CLS
- 2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 09/27/2024 **Status:** CLS
- 3** **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:** 09/27/2024 **Status:** CLS

**Agenda No.:** 065

**Complexity Level:** -

**Status:** Active

**Respondent:** HFRE SP01 3 CANADA COURT LLC

**CEO:** Adam F Moulton

6111 Broken Sound Pkwy NW, Ste 200, Boca Raton, FL 33487

**Situs Address:** 3153 Canada Ct, Lake Worth, FL

**Case No:** C-2024-02070008

**PCN:** 00-43-44-30-01-099-0030

**Zoned:** RM

**Violations:**

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a large canopy membrane structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/23/2024 **Status:** CEH
- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/23/2024 **Status:** CEH

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/23/2024 **Status:** CEH

**cc:** Green, James K Esq  
Hfre Sp01 3 Canada Court Llc

**Agenda No.:** 066 **Complexity Level:** - **Status:** Removed  
**Respondent:** KRG BOCA RATON PALMS PLAZA LLC **CEO:** Adam F Moulton  
1200 S Pine Island Rd, Plantation, FL 33324  
**Situs Address:** 22161 Powerline Rd, Boca Raton, FL **Case No:** C-2024-09240012  
**PCN:** 00-42-47-28-01-021-0060 **Zoned:** CG

**Violations:** **1** **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. More specifically, potholes observed on parking lot, as well as cracks.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 09/24/2024 **Status:** CLS

**cc:** Krg Boca Raton Palms Plaza Llc

**Agenda No.:** 067 **Complexity Level:** - **Status:** Removed  
**Respondent:** Pugsley, Charles D **CEO:** Adam F Moulton  
6921 Barbarossa St, Boca Raton, FL 33433-7505  
**Situs Address:** 6921 Barbarossa St, Boca Raton, FL **Case No:** C-2024-07110018  
**PCN:** 00-42-47-22-13-021-0010 **Zoned:** AR

**Violations:** **1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a concrete slab in backyard has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/14/2024 **Status:** CLS

**Agenda No.:** 068 **Complexity Level:** - **Status:** Active  
**Respondent:** Bethke, Bruce J; Bethke, Marie J **CEO:** Steve R Newell  
3157 Bermuda Rd, Palm Beach Gardens, FL 33410-2420  
**Situs Address:** 3157 Bermuda Rd, Palm Beach Gardens, FL **Case No:** C-2024-08130027  
**PCN:** 00-43-41-31-02-023-0040 **Zoned:** RM

**Violations:** **1** **Details:** Basketball goals shall have a minimum three foot setback from the rear and side property lines and a minimum 15 foot setback from the front and side street property lines.  
**Code:** Unified Land Development Code - 3.D.1.D.5.a.23)  
**Issued:** 08/14/2024 **Status:** CEH  
**2** **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.  
**Code:** Palm Beach County Codes & Ordinances - Ordinance 2019-030  
**Issued:** 08/14/2024 **Status:** CLS  
**4** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b  
**Issued:** 08/14/2024 **Status:** CLS





**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
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	<b>Issued:</b> 08/07/2024		<b>Status:</b> CLS
<b>4</b>	<b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.		
	<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)		
	<b>Issued:</b> 08/07/2024		<b>Status:</b> CEH
<b>5</b>	<b>Details:</b> All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.		
	<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (b)		
	<b>Issued:</b> 08/07/2024		<b>Status:</b> CEH

cc: Robert S Davis I Llc

<b>Agenda No.:</b> 074	<b>Complexity Level:</b> 1	<b>Status:</b> Active	
<b>Respondent:</b> Coronel, Tairon J; Coronel, Arelis 6529 Pioneer Rd, West Palm Beach, FL 33413-2319		<b>CEO:</b> Paul Pickett	
<b>Situs Address:</b> 6529 Pioneer Rd, West Palm Beach, FL		<b>Case No:</b> C-2024-05150006	
<b>PCN:</b> 00-42-43-27-05-013-0121		<b>Zoned:</b> AR	
<b>Violations:</b>	<p><b>1</b> <b>Details:</b> 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.</p> <p style="text-align: center;">Specifically: Permit # B-2023-041471-0000 (Window &amp; Door Replacement Impact - Residential / Multi-Family The Home Depot) has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.4.1 <b>Issued:</b> 05/17/2024 <span style="float: right;"><b>Status:</b> CLS</span></p> <p><b>2</b> <b>Details:</b> 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.</p> <p style="text-align: center;">Specifically: Permit #B-2023-000156-0000 (Driveway with Turn-Out) has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.4.1 <b>Issued:</b> 05/17/2024 <span style="float: right;"><b>Status:</b> CLS</span></p> <p><b>3</b> <b>Details:</b> Hedges may be planted and maintained along or adjacent to a residential lot line, as follows: 1) Hedges shall not exceed four feet in height when located within the required front setback. 2) Hedges shall not exceed eight feet in height when located on or adjacent to the side, side street, or rear property lines.</p> <p style="text-align: center;">Specifically: The hedge exceeds the 4ft requirement of the front setback and is a violation of this Section and Code.</p> <p><b>Code:</b> Unified Land Development Code - 7.D.4.A.1.a <b>Issued:</b> 05/17/2024 <span style="float: right;"><b>Status:</b> CEH</span></p> <p><b>4</b> <b>Details:</b> Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.</p> <p style="text-align: center;">Specifically: The premises are utilized to improperly park multiple in the front setback of the Situs Address.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b <b>Issued:</b> 05/17/2024 <span style="float: right;"><b>Status:</b> CEH</span></p> <p><b>5</b> <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p style="text-align: center;">Specifically: A shed has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 05/17/2024 <span style="float: right;"><b>Status:</b> CLS</span></p>		



**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 08, 2025 9:00 AM**

**Violations:**

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
  
Specifically: A stair/deck combo has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/23/2024 **Status:** CEH
- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
  
Specifically: A shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/23/2024 **Status:** CEH

**Agenda No.:** 077 **Complexity Level:** - **Status:** Active  
**Respondent:** Brown, Patrick D; Brown, Nergiin **CEO:** Debbie N Plaud  
 6670 Riparian Rd, Lake Worth, FL 33462-3650  
**Situs Address:** 6670 Riparian Rd, Lake Worth, FL **Case No:** C-2024-02260004  
**PCN:** 00-43-45-06-02-040-0120 **Zoned:** RS

**Violations:**

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
More specifically, a dock has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/13/2024 **Status:** CEH

**Agenda No.:** 078 **Complexity Level:** - **Status:** Active  
**Respondent:** Damon B. Capozio, as Trustee, of the Damon B. Capozio Revocable Trust **CEO:** Debbie N Plaud  
 5455 Canal Dr, Lake Worth, FL 33463-8017  
**Situs Address:** 5455 Canal Dr, Lake Worth, FL **Case No:** C-2024-07230010  
**PCN:** 00-42-45-11-01-000-0320 **Zoned:** AR

**Violations:**

- 1 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit.  
**Code:** Unified Land Development Code - 6.D.1.A.2.a  
**Issued:** 08/29/2024 **Status:** CLS
- 2 **Details:** The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.  
  
The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.  
  
This property has approval for a Single-Family Dwelling within the AR/USA Zoning District. On a recent inspection, it was observed that construction equipment and vehicles are being parked and stored on the property.  
**Code:** Unified Land Development Code - 1.A.2  
**Issued:** 08/29/2024 **Status:** CLS
- 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
More specifically, an above ground pool has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 08, 2025 9:00 AM**

<b>4</b>	<p><b>Issued:</b> 08/29/2024 <span style="float: right;"><b>Status:</b> CEH</span></p> <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a canopy been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 08/29/2024 <span style="float: right;"><b>Status:</b> CLS</span></p>
<b>5</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a driveway has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 08/29/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>
<b>6</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 08/29/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>
<b>7</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an accessory structure under metal car port has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 08/29/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>
<b>8</b>	<p><b>Details:</b> One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.</p> <p><b>Code:</b> Unified Land Development Code - 6.A.1.B.2.a</p> <p><b>Issued:</b> 08/29/2024 <span style="float: right;"><b>Status:</b> CLS</span></p>
<b>9</b>	<p><b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.b</p> <p><b>Issued:</b> 08/29/2024 <span style="float: right;"><b>Status:</b> CLS</span></p>

**cc:** Castro, Michael  
Code Compliance

<b>Agenda No.:</b> 079	<b>Complexity Level:</b> 1	<b>Status:</b> Removed
<b>Respondent:</b> Erb, Tyler 4779 Lehto Ln, Lake Worth Beach, FL 33461-5357		<b>CEO:</b> Debbie N Plaud
<b>Situs Address:</b> 4779 Lehto Ln, Lake Worth, FL		<b>Case No:</b> C-2023-08170015
<b>PCN:</b> 00-42-44-25-06-000-0240		<b>Zoned:</b> RM

<b>2</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 04/09/2024 <span style="float: right;"><b>Status:</b> CLS</span></p>
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<b>Agenda No.:</b> 080	<b>Complexity Level:</b> -	<b>Status:</b> Postponed
<b>Respondent:</b> Felsot, Darren R; Felsot, Ashley Johnson 3269 Palomino Dr, Lake Worth, FL 33462-3611		<b>CEO:</b> Debbie N Plaud
<b>Situs Address:</b> 3269 Palomino Dr, Lake Worth, FL		<b>Case No:</b> C-2024-02270016
<b>PCN:</b> 00-43-45-06-02-027-0180		<b>Zoned:</b> RS

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**JANUARY 08, 2025 9:00 AM**

**Violations:** **2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a wood fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/01/2024 **Status:** CEH

**Agenda No.:** 081 **Complexity Level:** - **Status:** Removed  
**Respondent:** Glatt, Emily; Glatt, Pamela **CEO:** Debbie N Plaud  
7152 Dawnshire Pl, Lake Worth, FL 33467-7861  
**Situs Address:** 7152 Dawnshire Pl, Lake Worth, FL **Case No:** C-2024-06140021  
**PCN:** 00-42-45-09-16-000-0840 **Zoned:** RTS

**Violations:** **1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a concrete walkway has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/25/2024 **Status:** CLS

**Agenda No.:** 082 **Complexity Level:** - **Status:** Removed  
**Respondent:** Mercado, Carmen **CEO:** Debbie N Plaud  
7680 3rd Ter, Lake Worth, FL 33463-8109  
**Situs Address:** 9031 Bouquet Rd, Lake Worth, FL **Case No:** C-2024-08080007  
**PCN:** 00-42-44-30-01-002-0080 **Zoned:** AR

**Violations:** **2** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots one-half acre or less: 18 inches on the entire lot.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 ( c)  
**Issued:** 08/09/2024 **Status:** CLS

cc: Code Enforcement

**Agenda No.:** 083 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Pierre Louis, Rachelle **CEO:** Debbie N Plaud  
2121 SE Bisbee St, Port Saint Lucie, FL 34952-4908  
**Situs Address:** 5785 Autumn Ridge Rd, Lake Worth, FL **Case No:** C-2023-12070003  
**PCN:** 00-42-44-35-01-000-8620 **Zoned:** RS

**Violations:** **1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a chain link fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/13/2024 **Status:** CEH

cc: Pierre Louis, Rachelle

**Agenda No.:** 084 **Complexity Level:** - **Status:** Removed  
**Respondent:** Ankney, Debra J **CEO:** Patrick L Prentice  
22497 SW 65th Ave, Boca Raton, FL 33428-6012  
**Situs Address:** 22497 SW 65th Ave, Boca Raton, FL **Case No:** C-2024-09120010  
**PCN:** 00-42-47-30-04-012-0180 **Zoned:** RM

**Violations:** **1** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. Specifically, the boat parked in the driveway.  
**Code:** Unified Land Development Code - 6.D.1.A.3.c  
**Issued:** 09/12/2024 **Status:** CLS



**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**JANUARY 08, 2025 9:00 AM**

**Violations:** 1 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 02/07/2024 **Status:** CEH

cc: Bloom & Freeling Attorneys At Law

**Agenda No.:** 089 **Complexity Level:** - **Status:** Removed  
**Respondent:** Shadowwood (Edens), LLC **CEO:** Patrick L Prentice  
1200 S Pine Island Rd, West Palm Beach, FL 33324  
**Situs Address:** 9789 Glades Rd, Building D, Boca Raton, FL **Case No:** C-2024-06040013  
**PCN:** 00-42-47-18-14-003-0010 **Zoned:** CG

**Violations:** 9 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. Specifically, permit #E-2023-042588-0000 (Fire Alarm System - Dynafire LLC) has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 06/11/2024 **Status:** CLS

10 **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 #E-2023-042588-0000 (Fire Alarm System - Dynafire LLC).  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 06/11/2024 **Status:** CLS

cc: Shadowwood (Edens), Llc  
Shadowwood (Edens), Llc

**Agenda No.:** 090 **Complexity Level:** - **Status:** Active  
**Respondent:** Villela, Waldir Jr **CEO:** Patrick L Prentice  
22740 SW 65th Ter, Boca Raton, FL 33428-6025  
**Situs Address:** 22740 SW 65th Ter, Boca Raton, FL **Case No:** C-2024-04170019  
**PCN:** 00-42-47-30-02-011-0050 **Zoned:** RM

**Violations:** 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, storm shutters have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/17/2024 **Status:** SIT

3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a paver driveway has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/17/2024 **Status:** SIT

**Agenda No.:** 091 **Complexity Level:** - **Status:** Active  
**Respondent:** Zink, David; Zink, Cynthia **CEO:** Patrick L Prentice  
8384 South St, Boca Raton, FL 33433-1519  
**Situs Address:** 8384 South St, Boca Raton, FL **Case No:** C-2024-04220045  
**PCN:** 00-42-47-17-07-007-0050 **Zoned:** AR

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



**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**JANUARY 08, 2025 9:00 AM**

**Situs Address:** 1770 Juno Rd, North Palm Beach, FL  
**PCN:** 00-43-42-04-09-000-0120

**Case No:** C-2024-09030017  
**Zoned:** RH

**Violations:**

- |          |   |
|----------|---|
| <b>1</b> | <p><b>Details:</b> One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.</p> <p style="text-align: center;">&gt;&gt;&gt;MORE SPECIFICALLY, REPLACE 1778 WITH 1776 (AS THEY APPEAR ON THE NORTHFACING WALL OF THE TRI-PLEX STRUCTURE), TO REFLECT THE CORRECT NUMERICAL ADDRESSES AT THE SITUS. Post the numerical address in accordance with Section 14-33 (c).</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (c)<br/> <b>Issued:</b> 09/10/2024 <span style="float: right;"><b>Status:</b> CEH</span></p> |
| <b>2</b> | <p><b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.</p> <p style="text-align: center;">&gt;&gt;&gt;MORE SPECIFICALLY, THE ASPHALT DRIVEWAY IS IN DISREPAIR. Repair/maintain all accessory structures in disrepair.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e)<br/> <b>Issued:</b> 09/10/2024 <span style="float: right;"><b>Status:</b> CLS</span></p>   |

cc: Community Support Team

**Agenda No.:** 094

**Complexity Level:** -

**Status:** Active

**Respondent:** GREGORY M. YAFFA, TRUSTEE OR HIS SUCCESSOR:  
 TRUST, UNDER THE GREGORY M. YAFFA LIVING TR  
 DATED JULY 13, 2020  
 2329 Edgewater Dr, Palm Beach Gardens, FL 33410-2524

**CEO:** Ronald Ramos

**Situs Address:** 2329 Edgewater Dr, Palm Beach Gardens, FL

**Case No:** C-2024-09160026

**PCN:** 00-43-41-32-02-000-0190

**Zoned:** RS

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p style="text-align: center;">&gt;&gt;&gt;More specifically, A SEAWALL has been erected or installed without a valid building permit. Obtain required building permits for the SEAWALL or remove the SEAWALL. Prior to submitting a permit, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1<br/> <b>Issued:</b> 09/20/2024 <span style="float: right;"><b>Status:</b> CEH</span></p> |
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**Agenda No.:** 095

**Complexity Level:** 3

**Status:** Removed

**Respondent:** WHITE TRAIL AT HIDEAWAY FARM LLC  
 18965 131ST Trl N, Jupiter, FL 33478

**CEO:** Ronald Ramos

**Type:** Irreparable

**Situs Address:** 18877 131st Trl N, Jupiter, FL

**Case No:** C-2024-04190016

**PCN:** 00-41-40-33-00-000-1240

**Zoned:** AR

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <p><b>Details:</b> Operating, playing or using any loud speaker, loud speaker system, sound amplifier, radio, television, phonograph, musical instrument, or similar device which generates excessive noise at the property line of inhabited residential land shall be prohibited.</p> <p style="text-align: center;">&gt;More specifically, on March 01, 2024, live and recorded amplified music emanated from the property at 18877 131st Trail N., Jupiter. The noise could be heard while standing on an inhabited adjacent residential property.</p> <p><b>Code:</b> Unified Land Development Code - 5.E.4.B.1.c.<br/> <b>Issued:</b> 04/19/2024 <span style="float: right;"><b>Status:</b> CEH</span></p> |
|----------|--|

cc: White Trail At Hideaway Farm Llc

**Agenda No.:** 096

**Complexity Level:** -

**Status:** Removed

**Respondent:** Yashoda Bala LLC, a Florida limited liability company, as  
 Trustee of 10516 Marina Way Land Trust dated February  
 27, 2019

**CEO:** Teresa G Rouse

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**JANUARY 08, 2025 9:00 AM**

6574 N State Road 7, 175, Pompano Beach, FL 33073-3625

**Situs Address:** 10516 Marina Way, Boca Raton, FL

**Case No:** C-2024-07190010

**PCN:** 00-41-47-25-02-000-1880

**Zoned:** AR

**Violations:**

- |          |   |
|----------|---|
| <b>3</b> | <b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, a vehicle is parked on grass and not on an improved surface.<br><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.b<br><b>Issued:</b> 07/24/2024<br><b>Status:</b> CLS   |
| <b>4</b> | <b>Details:</b> The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically, the mobile home skirting is in disrepair.<br><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (a)<br><b>Issued:</b> 07/24/2024<br><b>Status:</b> CLS |

**cc:** Yashoda Bala Llc, A Florida Limited Liability Company, As Trustee Of 10516 Marina Way Land Trust Dated February 27, 2019

Yashoda Bala Llc, A Florida Limited Liability Company, As Trustee Of 10516 Marina Way Land Trust Dated February 27, 2019

**Agenda No.:** 097

**Complexity Level:** -

**Status:** Active

**Respondent:** 2017-2 IH Borrower LP

**CEO:** Teresa G Rouse

1201 Hays St, Tallahassee, FL 32301-2525

**Situs Address:** 11101 Mohawk St, Boca Raton, FL

**Case No:** C-2024-07020004

**PCN:** 00-41-47-26-02-027-0160

**Zoned:** RS

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <b>Details:</b> The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, the roof and fascia are in disrepair.<br><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (g)<br><b>Issued:</b> 09/17/2024<br><b>Status:</b> CEH   |
| <b>2</b> | <b>Details:</b> 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. More specifically, the ceilings in the home have signs of water damage.<br><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-34 (c)<br><b>Issued:</b> 09/17/2024<br><b>Status:</b> CEH  |
| <b>3</b> | <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the chain-link fence and gate have been erected or installed without a valid building permit.<br><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br><b>Issued:</b> 09/17/2024<br><b>Status:</b> CEH   |
| <b>4</b> | <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:<br>a. The barrier must be at least four (4) feet high on the outside.<br>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.<br>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<br><br>More specifically, supply and maintain a swimming pool barrier in accordance with the Florida Building Code.<br><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)<br><b>Issued:</b> 09/17/2024<br><b>Status:</b> CEH |

**cc:** 2017-2 Ih Borrower Lp

2017-2 Ih Borrower Lp

2017-2 Ih Borrower Lp



**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**JANUARY 08, 2025 9:00 AM**

**PCN:** 00-41-47-25-02-000-3530

**Zoned:** AR

**Violations:**

**1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a metal carport in rear of property has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/01/2024 **Status:** CEH

**Agenda No.:** 101

**Complexity Level:** -

**Status:** Removed

**Respondent:** Lyon, Antionette

**CEO:** Teresa G Rouse

9563 Richmond Cir, Boca Raton, FL 33434-2314

**Situs Address:** 9563 Richmond Cir, Boca Raton, FL

**Case No:** C-2024-08020018

**PCN:** 00-42-47-07-09-023-0250

**Zoned:** AR

**Violations:**

**1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, an inoperable vehicle parked in the driveway, lumber, pallets, landscape materials, and similar items on the property.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 08/12/2024 **Status:** CLS

**Agenda No.:** 102

**Complexity Level:** -

**Status:** Active

**Respondent:** Mendez, Viviana

**CEO:** Teresa G Rouse

4003 Ainslie A, Boca Raton, FL 33434-2903

**Situs Address:** 4003 Ainslie A, Boca Raton, FL

**Case No:** C-2024-07110006

**PCN:** 00-42-47-08-06-001-4003

**Zoned:** AR

**Violations:**

**1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, interior renovations have been performed inside the unit without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 07/22/2024 **Status:** CEH

cc: Mendez, Viviana

**Agenda No.:** 103

**Complexity Level:** 1

**Status:** Active

**Respondent:** Padilla, Jose A

**CEO:** Teresa G Rouse

10452 Sandalfoot Blvd, Boca Raton, FL 33428-5702

**Situs Address:** 10452 Sandalfoot Blvd, Boca Raton, FL

**Case No:** C-2024-06140007

**PCN:** 00-41-47-25-02-000-1270

**Zoned:** AR

**Violations:**

**1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence and gate have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/14/2024 **Status:** CEH

**2** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicles are parking on the grass area.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b  
**Issued:** 06/14/2024 **Status:** CEH



**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**JANUARY 08, 2025 9:00 AM**

**Violations:** **1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, interior improvement/alterations has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/07/2024 **Status:** CEH

**cc:** West Palm Realty Associates Llc

**Agenda No.:** 107 **Complexity Level:** - **Status:** Active  
**Respondent:** 5910 S MILITARY TRAIL CAR WASH LLC **CEO:** Christina G Stodd  
13322 SW 128th St, Miami, FL 33186  
**Situs Address:** 5910 S Military Trl, Lake Worth, FL **Case No:** C-2024-04030026  
**PCN:** 00-42-44-36-02-000-0950 **Zoned:** CG

**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, 4 canvas awning and metal framed structures have been erected or installed without a valid building permit. (3 structures located in the front facing west and 1 on north side).  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/09/2024 **Status:** SIT  
**3** **Details:** Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. More specifically banners are prohibited.  
**Code:** Unified Land Development Code - 8.C.1  
**Issued:** 04/09/2024 **Status:** SIT

**cc:** 5910 S Military Trail Car Wash Llc  
Yapp, Cedric

**Agenda No.:** 108 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Linscott, Robert J; Brady, Claudia **CEO:** Christina G Stodd  
9181 Heathridge Dr, West Palm Beach, FL 33411-1872  
**Situs Address:** 9181 Heathridge Dr, West Palm Beach, FL **Case No:** C-2024-05010029  
**PCN:** 00-42-43-30-13-000-0230 **Zoned:** RS

**Violations:** **1** **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:  
a. The barrier must be at least four (4) feet high on the outside.  
b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.  
c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)  
**Issued:** 05/02/2024 **Status:** SIT

**Agenda No.:** 109 **Complexity Level:** - **Status:** Active  
**Respondent:** MONNA ESTATE HOMES LLC **CEO:** Christina G Stodd  
8409 N Military Trl, Ste 115, Palm Beach Gardens, FL  
33410-6321  
**Situs Address:** 88th Rd N, FL **Case No:** C-2024-08140038  
**PCN:** 00-40-42-23-00-000-3500 **Zoned:** AR



**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 08, 2025 9:00 AM**

**Violations:**

- 1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)  
**Issued:** 08/30/2024 **Status:** CLS
- 2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 08/30/2024 **Status:** CLS

**Agenda No.:** 112

**Complexity Level:** -

**Status:** Active

**Respondent:** Stratemeyer LLC

**CEO:** RI Thomas

132 Ocean Pines Ter, Jupiter, FL 33477

**Situs Address:** 1621 S Military Trl, West Palm Beach, FL

**Case No:** C-2024-06260006

**PCN:** 00-42-44-12-41-001-0010

**Zoned:** UI

**Violations:**

- 1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)  
**Issued:** 07/02/2024 **Status:** CEH
- 2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 07/02/2024 **Status:** CEH
- 3 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 07/02/2024 **Status:** CEH

**Agenda No.:** 113

**Complexity Level:** 1

**Status:** Active

**Respondent:** Avila Rodriguez, Omar Alejandro

**CEO:** Charles Zahn

131 Caroline Dr, West Palm Beach, FL 33413-1816

**Situs Address:** 131 Caroline Dr, West Palm Beach, FL

**Case No:** C-2024-01090003

**PCN:** 00-42-43-35-14-012-0130

**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. Specifically, open storage of building material, construction debris is prohibited.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 01/09/2024 **Status:** CEH
- 2 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots one-half acre or less: 18 inches on the entire lot.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)  
**Issued:** 01/09/2024 **Status:** CEH
- 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/09/2024 **Status:** CEH

**Agenda No.:** 114

**Complexity Level:** 1

**Status:** Postponed

**Respondent:** No Trustee Listed KEREKES LAND TRUST NO. 9

**CEO:** Caroline Foulke

6849 Cobia Cir, Boynton Beach, FL 33437-3644

**Situs Address:** 6050 92nd Rd S, Boynton Beach, FL 33437

**Case No:** C-2024-03220002

**PCN:** 00-42-45-22-00-000-1020

**Zoned:** AR



**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 08, 2025 9:00 AM**

**PCN:** 00-42-46-26-00-000-3170

**Zoned:** AR

**Violations:**

- |          |   |
|----------|---|
| <b>1</b> | <p><b>Details:</b> The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>More specifically, On November 16, 2024, a wedding was held at 16343 Sims Road without a Special Permit or an appropriate Development Order and/or implementing Development Permit.</p> <p><b>Code:</b> Unified Land Development Code - 1.A.2<br/><b>Issued:</b> 12/05/2024 <span style="float: right;"><b>Status:</b> CEH</span></p> |
| <b>2</b> | <p><b>Details:</b> Operating, playing, or using any loudspeaker, loudspeaker system, sound amplifier, radio, television, phonograph, musical instrument, or similar device which generates excessive noise at the property line of inhabited residential land. This provision shall not apply to special events but shall apply to lounges, restaurants, or nightclubs.</p> <p>More specifically, On November 16, 2024, A Wedding was held at 16343 Sims Road that generated loud music and excessive noise by way of Amplified Sound that was a nuisance to the surrounding properties. Palm Beach County Sheriff Department was called to the location.</p> <p><b>Code:</b> Unified Land Development Code - 5.E.4.B.1.c.<br/><b>Issued:</b> 12/05/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>  |

**cc:** Markus Ms, Alana  
Villa Amore Llc

<b>Agenda No.:</b> 117	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Alba, William M; Alba, Maxine 8872 SW 6th St, Boca Raton, FL 33433-4634		<b>CEO:</b> Patrick L Prentice
<b>Situs Address:</b> 8872 SW 6th St, Boca Raton, FL		<b>Case No.:</b> C-2024-02160007
<b>PCN:</b> 00-42-47-29-03-032-0150		<b>Zoned:</b> RM

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a six-foot wood privacy fence has been erected or installed on the property without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/><b>Issued:</b> 02/29/2024 <span style="float: right;"><b>Status:</b> SIT</span></p> |
| <b>2</b> | <p><b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Specifically, the unpermitted six-foot wood privacy fence on the property is in a state of disrepair and in need of maintenance.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e)<br/><b>Issued:</b> 02/29/2024 <span style="float: right;"><b>Status:</b> SIT</span></p>   |

**E. HOUSE KEEPING ITEMS (CONTESTED HEARING)**

**F. CLOSING REMARKS**

1. SPECIAL MAGISTRATE
2. COUNTY ATTORNEY
3. STAFF

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