



**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM**

**Special Magistrate: Earl K Mallory
Contested**

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

A. WELCOME

B. STAFF ANNOUNCEMENTS / REMARKS

C. DIVIDING THE HEARING - CONTESTED AND NON-CONTESTED

D. SCHEDULED CASES

Agenda No.: 001	Complexity Level: -	Status: Active
Respondent: Alonzo-Felipe, Mariela 12124 153rd Ct N, Jupiter, FL 33478-6629		CEO: Jen L Batchelor
Situs Address: 12124 153rd Ct N, Jupiter, FL		Case No: C-2024-08050026
PCN: 00-41-41-15-00-000-5440		Zoned: AR

Violations:

- | | |
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| 1 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a wooden roofed structure to the southwest of the property has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/09/2024 Status: SIT</p> |
| 2 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a grey membrane structure to the west of the property has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/09/2024 Status: SIT</p> |
| 3 | <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to, piles of pavers and other construction type debris to the rear, west side of the property.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/09/2024 Status: SIT</p> |

Agenda No.: 002	Complexity Level: 1	Status: Active
Respondent: De La Torre, Juan L; De La Torre, Maria G 4614 S Haverhill Rd, Lake Worth, FL 33463-5213		CEO: Maggie Bernal
Situs Address: 4614 S Haverhill Rd, Lake Worth, FL		Case No: C-2024-09230001
PCN: 00-42-44-26-00-000-5070		Zoned: AR

Violations:

- | | |
|----------|---|
| 1 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More Specifically: Shipping container(s) has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> |
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CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM

Issued: 09/25/2024

Status: CEH

Agenda No.: 003

Complexity Level: 1

Status: Active

Respondent: Dorgilus, Duvinston

CEO: Maggie Bernal

7384 Palmdale Dr, Boynton Beach, FL 33436-9411

Situs Address: 7384 Palmdale Dr, Boynton Beach, FL

Case No: C-2024-10010002

PCN: 00-42-45-12-12-000-1230

Zoned: RS

Violations:

- 1** **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor 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 with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 10/17/2024 **Status:** CEH
- 2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/17/2024 **Status:** CEH
- 3** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
More Specifically: No vehicle is permitted to park on grass and/or unimproved surface area in a residential zoning district
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 10/17/2024 **Status:** CEH

Agenda No.: 004

Complexity Level: 1

Status: Active

Respondent: Downs, Bartell; Moore, Sonya Lee

CEO: Maggie Bernal

1275 Scottsdale Rd S, West Palm Beach, FL 33417-5650

Situs Address: 1275 Scottsdale Rd S, West Palm Beach, FL

Case No: C-2024-08010018

PCN: 00-42-43-26-18-010-0140

Zoned: RS

Violations:

- 1** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 08/19/2024 **Status:** CLS
- 2** **Details:** 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, or any motor vehicle on any public street, sidewalk and/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.
Code: Unified Land Development Code - 6.D.1.A.4.a.1
Issued: 08/19/2024 **Status:** CEH
- 3** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
More Specifically: No vehicle is permitted to park on grass and/or unimproved surface area in a residential zoning district.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 08/19/2024 **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: Canopy/canvas structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/19/2024 **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: Gravel driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

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Issued: 08/19/2024

Status: CLS

Agenda No.: 005 **Complexity Level:** 1 **Status:** Active
Respondent: Fradestin, Efrard **CEO:** Maggie Bernal
4312 Vicliff Rd, West Palm Beach, FL 33406-7569

Situs Address: 4379 Vicliff Rd, West Palm Beach, FL **Case No:** C-2024-07010011
PCN: 00-42-44-13-05-001-0142 **Zoned:** RM

Violations: **6** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
More Specifically: Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/01/2024 **Status:** CEH

Agenda No.: 006 **Complexity Level:** 1 **Status:** Active
Respondent: Leslie A Ross Jr. as a Trustee of the Leslie A. Ross Jr.
Revocable living Trust, dated March 14, 2002
1191 Fernlea Dr, West Palm Beach, FL 33417-5470 **CEO:** Maggie Bernal

Situs Address: 1191 Fernlea Dr, West Palm Beach, FL **Case No:** C-2024-10160013
PCN: 00-42-43-27-21-001-0570 **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. 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: Existing vegetation/shrubs/trees throughout property is overgrown and must be trimmed and maintained
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 10/16/2024 **Status:** CEH

2 **Details:** 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, or any motor vehicle on any public street, sidewalk and/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.
Code: Unified Land Development Code - 6.D.1.A.4.a.1
Issued: 10/16/2024 **Status:** CEH

Agenda No.: 007 **Complexity Level:** 1 **Status:** Active
Respondent: Pagels, Steven **CEO:** Maggie Bernal
105 N Newcastle Rd, Newcastle, ME 04553-3213

Situs Address: 1327 Scottsdale Rd W, West Palm Beach, FL **Case No:** C-2024-07310019
PCN: 00-42-43-26-18-010-0180 **Zoned:** RS

Violations: **2** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.
More Specifically: Permit #B2023-050957 (Fence-Pool Barrier) has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 07/31/2024 **Status:** CEH

Agenda No.: 008 **Complexity Level:** 1 **Status:** Active
Respondent: Paul, Fresnel; Paul, Marise Zennot **CEO:** Maggie Bernal
3530 Barkis Ave, Boynton Beach, FL 33436-2719

Situs Address: 3530 Barkis Ave, Boynton Beach, FL **Case No:** C-2024-07300004
PCN: 00-43-45-19-02-012-0191 **Zoned:** RS

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 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: Gravel driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/30/2024 **Status:** 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 8th Edition (2023) - 105.1
Issued: 07/30/2024 **Status:** CEH

Agenda No.: 009 **Complexity Level:** 1 **Status:** Removed
Respondent: Pena, Darma Gonzalez **CEO:** Maggie Bernal
 4443 Vicliff Rd, Apt A, West Palm Beach, FL 33406-7407
Situs Address: 4443 Vicliff Rd, West Palm Beach, FL **Case No:** C-2024-06280018
PCN: 00-42-44-13-05-001-0070 **Zoned:** UI

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: Roofed structure(s) attached to dwelling (east-end) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/08/2024 **Status:** CLS

Agenda No.: 010 **Complexity Level:** 1 **Status:** Active
Respondent: Marilyn Joan Painter Hatcher, Trustee of the Hatcher **CEO:** Maggie Bernal
 Family Trust, dated January 15, 2007
 1908 Hypoluxo Rd, Lantana, FL 33462
Situs Address: High Ridge Rd, FL **Case No:** C-2024-11140007
PCN: 00-43-45-09-00-000-3460 **Zoned:** RS

Violations:

- 1 **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: 11/19/2024 **Status:** CEH

cc: Marilyn Joan Painter Hatcher, Trustee Of The Hatcher Family Trust, Dated January 15, 2007

Agenda No.: 011 **Complexity Level:** - **Status:** Active
Respondent: BTWW LLC Now known as DELRAYWATERWORLD, LI **CEO:** Steve G Bisch
 1375 Gateway Blvd, Unit 55, Delray Beach, FL 33426
Situs Address: 4024 Maurice Dr, Delray Beach, FL **Case No:** C-2023-11090008
PCN: 00-42-46-13-05-005-0140 **Zoned:** RS

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.
Code: Unified Land Development Code - 6.D.1.A.1
Issued: 11/21/2023 **Status:** CLS

- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
More specifically, a roofed structure has been erected or installed in the southeast corner of the parcel without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/21/2023 **Status:** SIT

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
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- 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 wooden fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/21/2023 **Status:** SIT
- 4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, swimming pool has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/21/2023 **Status:** SIT
- 5 **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, there is a swimming pool on this property without a dedicated pool barrier.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 11/21/2023 **Status:** SIT
- 7 **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: 11/21/2023 **Status:** SIT
- 8 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, flagpole has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/21/2023 **Status:** SIT
- 9 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Interior alterations including but not limited to erecting walls and converting living room to a bedroom, converting master closet and bath to two bathrooms. The approved porch has been walled off to create two additional bedrooms. Room labeled dining room had wall and door added to create bedroom and a bedroom was converted to a bathroom with a tub without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/21/2023 **Status:** SIT
- 10 **Details:** Family. Either a single person occupying a dwelling unit and maintaining a household, including not more than one (1) boarder, roomer, or lodger as herein described; or two (2) or more persons related by blood, marriage, or adoption occupying a dwelling, living together and maintaining a common household, including not more than one (1) such boarder, roomer, or lodger; or not more than four (4) unrelated persons occupying a dwelling, living together and maintaining a nonprofit housekeeping unit as distinguished from a group occupying a boarding or lodging house, hotel, club or similar dwelling for group use. A common household shall be deemed to exist if all members thereof have access to all parts of the dwelling.
Code: Palm Beach County Property Maintenance Code - Sec. 14-22. - General definitions
Issued: 11/21/2023 **Status:** CLS

cc: Btww

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM**

Agenda No.: 012 **Complexity Level:** - **Status:** Active
Respondent: Mayda Balboa, as Trustee, and not individually, or her **CEO:** Steve G Bisch
successors in Trust, under the Daoud Family Irrevocable
Trust, dated May 19, 2014, and any amendments or
restatements thereto
4340 NW 196th St, Miami Gardens, FL 33055-1815
Situs Address: 7206 Skyline Dr, Delray Beach, FL **Case No:** C-2024-07050004
PCN: 00-42-46-15-01-001-0070 **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, Demolition of a dwelling structure has taken place without a valid building permit. PR-2020-019879-0000 Void Demolition - SFD w/Vacant Lot Landscaping is VOID
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/09/2024 **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, building demolition has taken place without permit and required inspections
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 07/09/2024 **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, Accessory structures have been erected or installed without a valid building permit. There are no active building permits at this location.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/09/2024 **Status:** CEH
 - 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: 07/09/2024 **Status:** CEH

Agenda No.: 013 **Complexity Level:** - **Status:** Active
Respondent: DEAUVILLE VILLAGE CONDOMINIUM ASSN INC **CEO:** Steve G Bisch
40 SE 5th St, Ste 610, Boca Raton, FL 33432
Situs Address: 6575 S Oriole Blvd, FL **Case No:** C-2024-04100004
PCN: **Zoned:**

- 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, vinyl replacement fencing has been added in multiple locations adjacent to the four story buildings without required building permits. locations including not limited to 14701, 14723, 14747, 14773 Cumberland Drive and 6650 and 6675 South Oriole Boulevard.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/07/2024 **Status:** CEH

cc: Deauville Village Condominium Association, Inc.

Agenda No.: 014 **Complexity Level:** - **Status:** Removed
Respondent: Feller, Myron; Feller, Linda **CEO:** Steve G Bisch
28 Waters Edge, Chappaqua, NY 10514-3713
Situs Address: 6777 Via Regina, Boca Raton, FL **Case No:** C-2024-05070039
PCN: 00-42-47-34-15-041-0010 **Zoned:** RS

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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: 07/16/2024 **Status:** CLS

Agenda No.: 015 **Complexity Level:** - **Status:** Removed
Respondent: Graziano, Susan **CEO:** Steve G Bisch
6812 Via Regina, Boca Raton, FL 33433-3928

Situs Address: 6812 Via Regina, Boca Raton, FL **Case No:** C-2024-05070041
PCN: 00-42-47-34-15-029-0030 **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 and doors have been installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/16/2024 **Status:** CLS

Agenda No.: 016 **Complexity Level:** - **Status:** Removed
Respondent: Hertzog, Nina; Hertzog, David **CEO:** Steve G Bisch
22 Crimson Milway North York, Toronto, ON M2L-T6Y
Canada

Situs Address: 6673 Via Regina, Boca Raton, FL **Case No:** C-2024-05070037
PCN: 00-42-47-34-15-032-0010 **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: 07/16/2024 **Status:** CLS

Agenda No.: 017 **Complexity Level:** - **Status:** Active
Respondent: Quatela, Joseph **CEO:** Steve G Bisch
1037 N Central Dr, Massapequa, NY 11758-2034

Situs Address: 6688 Via Regina, Boca Raton, FL **Case No:** C-2024-05070044
PCN: 00-42-47-34-15-019-0010 **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, it appears exterior windows and doors have been replaced on this unit without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/16/2024 **Status:** CEH

Agenda No.: 018 **Complexity Level:** - **Status:** Active
Respondent: Rice, Janet Ann LeGrand **CEO:** Steve G Bisch
6693 Via Regina, Boca Raton, FL 33433-3908

Situs Address: 6693 Via Regina, Boca Raton, FL **Case No:** C-2024-05070036
PCN: 00-42-47-34-15-032-0110 **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 COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM**

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

Agenda No.: 019 **Complexity Level:** - **Status:** Removed
Respondent: Barbara J Schlaff and David L Schlaff Trustees The Barbara J Schlaff Trust Dated December 20, 1995 **CEO:** Steve G Bisch
8 Prestwick Ct, Dearborn, MI 48120-1166
Situs Address: 6551 Via Regina, Building 2, Boca Raton, FL **Case No:** C-2024-05070031
PCN: 00-42-47-34-15-002-0090 **Zoned:** RS

Violations:

2 **Details:** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, permit B-2017-005323-0000 was issued for sheetrock and shower pan, certificate of completion stated that additional permit would be required for Certificate of occupancy.

This is to certify that the Multi-Residential Structure Built Under Permit #: B-2017-005323-0000
()
THRESHOLD INSPECTOR RESIDENT INSPECTOR
Described as: Interior Improvement - Multi-Residential
Replace Drywall/Insulation ONLY
Sep. Permit Rq'd to finish unit before CO
Code: PBC Amendments to FBC 7th Edition (2020) - 111.1
Issued: 07/16/2024 **Status:** CLS

Agenda No.: 020 **Complexity Level:** 1 **Status:** Active
Respondent: Brek Holdings LLC **CEO:** Brian Burdett
13000 SW 63rd Ave, Miami, FL 33156-7003
Situs Address: 5262 Stacy Rd, West Palm Beach, FL **Case No:** C-2024-09170012
PCN: 00-42-43-26-02-000-0150 **Zoned:** RH

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. More specifically, three semi tractor-trailer parked illegally on vacant lot.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 09/24/2024 **Status:** SIT

2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, semi tractor-trailers stored on vacant lot.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 09/24/2024 **Status:** SIT

3 **Details:** Regular maintenance of all landscaping is required. All landscaping shall be free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or any other actions needed. More specifically, unmaintained high grass and weeds on a vacant improved property.
Code: Unified Land Development Code - 7.F.3.A.1
Issued: 09/24/2024 **Status:** SIT

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. More specifically, open storage including but not limited to trash and debris on vacant lot.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/24/2024 **Status:** SIT

cc: Brek Holdings Llc

Agenda No.: 021 **Complexity Level:** 1 **Status:** Removed
Respondent: Ramirez, Josue Oswaldo; Contreras, Juleysee Yakira **CEO:** Brian Burdett
5863 Buccaneer Trl, West Palm Beach, FL 33417-4303
Situs Address: 5863 Buccaneer Trl, West Palm Beach, FL **Case No:** C-2024-08160028
PCN: 00-42-43-26-17-005-0110 **Zoned:** RH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM

Violations:

- | | |
|---|--|
| 1 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, chain link fencing and has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
 Issued: 09/20/2024 Status: CLS</p> |
| 5 | <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open storage including but not limited to garbage container and wood.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
 Issued: 09/20/2024 Status: CLS</p> |
| 6 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, roofed structure has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
 Issued: 09/20/2024 Status: CLS</p> |
| 7 | <p>Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, fencing in disrepair.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
 Issued: 09/20/2024 Status: CLS</p> |
| 8 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed/ accessory structure in rear of property has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
 Issued: 09/20/2024 Status: CLS</p> |

Agenda No.: 022	Complexity Level: 1	Status: Active
Respondent: Luna, Angela C 4895 Elmhurst Rd, West Palm Beach, FL 33417-5333		CEO: Brian Burdett
Situs Address: 4895 Elmhurst Rd, West Palm Beach, FL		Case No: C-2024-08290013
PCN: 00-42-43-25-10-004-0340		Zoned: RH

Violations:

- | | |
|---|---|
| 1 | <p>Details: Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae. More specifically, pool unmaintained.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)
 Issued: 09/20/2024 Status: CLS</p> |
| 2 | <p>Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, wood fence in disrepair.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
 Issued: 09/20/2024 Status: REO</p> |
| 3 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, PVC & Chain link fencing has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
 Issued: 09/20/2024 Status: REO</p> |
| 4 | <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, Open storage including but not limited to containers, wood etc. in back of trucks and scattered throughout property.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> |

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM

	Issued: 09/20/2024	Status: SIT
5	Details: Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) Issued: 09/20/2024	Status: SIT
6	Details: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically, the facia in disrepair. Code: Palm Beach County Property Maintenance Code - Section 14-33 (a) Issued: 09/20/2024	Status: CLS
7	Details: All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. More specifically, exterior paint in disrepair. Code: Palm Beach County Property Maintenance Code - Section 14-33 (b) Issued: 09/20/2024	Status: CLS
8	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, metal shed/ structure has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 09/20/2024	Status: SIT
9	Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor 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 with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More specifically, inoperative unregistered vehicles on property. Code: Unified Land Development Code - 6.D.1.A.4.a.2.a Issued: 09/20/2024	Status: CLS

Agenda No.: 023 **Complexity Level:** 1 **Status:** Removed
Respondent: Plantation MHP LLC **CEO:** Brian Burdett
1201 Hays St, Tallahassee, FL 32301-2525
Situs Address: 5987 Cartier Rd, West Palm Beach, FL **Case No:** C-2024-08090029
PCN: 00-42-43-26-17-003-0110 **Zoned:** RH

Violations:	1 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. Observation: C.O.O. observed sign advertising food and food being served. Code: Unified Land Development Code - 1.A.2 Issued: 10/01/2024	Status: CLS
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cc: Plantation Mhp Llc
Plantation Mhp Llc

Agenda No.: 024 **Complexity Level:** 1 **Status:** Active
Respondent: BRUZAS, NADINE Unknown Personal Representative, **CEO:** Brian Burdett
Spouse, Heirs, Devisees, Grantees, Assignees, Lienors,
Creditors, Trustees and All Other Parties Claiming By,
Through , Under or Against the Estate of Nadine Bruzas
and All Other Unknown Persons or Parties Having or
Claiming to Have Any Right, Title or Interest in the Propert;
Located at 5964 Tiffany Place West Palm Beach 33417,
PNC# 00-42-43-26-17-003-0080.
PO BOX 2656, Palm Beach, FL 33480-2656
Situs Address: 5964 Tiffany Pl, West Palm Beach, FL **Case No:** C-2024-09160020

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM**

PCN: 00-42-43-26-17-003-0080

Zoned: RH

Violations:

- 1 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically, unoccupied mobile home in disrepair. More specifically, screens in need of repair and replacement.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 10/07/2024 **Status:** SIT
- 2 **Details:** All exterior premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior premises which such occupant occupies or controls in a clean and sanitary condition. More specifically, unoccupied mobile home unsecured and unmaintained.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (a)
Issued: 10/07/2024 **Status:** SIT
- 3 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 10/07/2024 **Status:** SIT
- 4 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically, structure walls open to the elements.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 10/07/2024 **Status:** SIT
- 5 **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, holes in exterior walls.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 10/07/2024 **Status:** SIT
- 6 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open storage including but not limited to tarp, cardboard and furniture.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/07/2024 **Status:** SIT
- 7 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed/ structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/07/2024 **Status:** SIT
- 8 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, several broken windows.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 10/07/2024 **Status:** SIT
- 9 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, HVAC through wall has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/07/2024 **Status:** SIT

cc: Bruzas, Nadine

Agenda No.: 025

Complexity Level: -

Status: Active

Respondent: BARAJAS, JOSE; BARAJAS, VICTORIA
10305 Boynton Place Cir, Boynton Beach, FL 33437-2668

CEO: Richard F Cataldo

Situs Address: 10305 Boynton Place Cir, Boynton Beach, FL

Case No.: C-2024-09300008

PCN: 00-42-45-26-26-000-3140

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: 09/30/2024 **Status:** CLS

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM**

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 driveway has been widened with pavers without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/30/2024 **Status:** CEH

Agenda No.: 026 **Complexity Level:** - **Status:** Active
Respondent: BARTHELEMY, NIXON; CORIELAN, MARIE YVES **CEO:** Richard F Cataldo
5681 Boynton Bay Cir, Boynton Beach, FL 33437-2639
Situs Address: 5681 Boynton Bay Cir, Boynton Beach, FL **Case No:** C-2024-10070009
PCN: 00-42-45-26-27-000-0730 **Zoned:** RS

Violations:

1 **Details:** One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway. More specifically, the street address number is not in contrasting color to the background.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 10/07/2024 **Status:** CLS

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the driveway has been widened with concrete without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/07/2024 **Status:** CLS

3 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2024-003819-0000 reroofing has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 10/07/2024 **Status:** CEH

4 **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 is required for permit # B-2024-003819-0000 reroof.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 10/07/2024 **Status:** CEH

Agenda No.: 027 **Complexity Level:** - **Status:** Active
Respondent: CARDOSO, FILIBERTO; CARDOSO, ANDREA **CEO:** Richard F Cataldo
5657 Boynton Cove Way, Boynton Beach, FL 33437-2641
Situs Address: 5657 Boynton Cove Way, Boynton Beach, FL **Case No:** C-2024-09190008
PCN: 00-42-45-26-27-000-0950 **Zoned:**

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a white PVC fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/19/2024 **Status:** CEH

Agenda No.: 028 **Complexity Level:** - **Status:** Active
Respondent: DALTON, KAREN **CEO:** Richard F Cataldo

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM

10424 Boynton Place Cir, Boynton Beach, FL 33437-2624

Situs Address: 10424 Boynton Place Cir, Boynton Beach, FL

Case No: C-2024-09230026

PCN: 00-42-45-26-25-000-0240

Zoned: RS

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. More specifically, the roof is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 09/23/2024 **Status:** CEH

Agenda No.: 029

Complexity Level: -

Status: Active

Respondent: LIEBOWITS, SHLOMO; GOLD, KELLY

CEO: Richard F Cataldo

6277 Kampur Ct, Boynton Beach, FL 33437-3224

Situs Address: 6277 Kampur Ct, Boynton Beach, FL

Case No: C-2024-10160009

PCN: 00-42-45-27-02-009-0010

Zoned: RS

Violations:

- 1** **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, permit # E-2022-046355-0000 solar-photovoltaic requires a certificate of completion.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 10/16/2024 **Status:** CEH

Agenda No.: 030

Complexity Level: -

Status: Removed

Respondent: LAURELWOOD HOMEOWNERS' ASSOCIATION, INC.

CEO: Richard F Cataldo

12995 S Cleveland Ave, Ste 107, Fort Myers, FL 33907

Situs Address: 11505 Victoria Cir, Boynton Beach, FL

Case No: C-2024-09190005

PCN: 00-42-45-34-09-001-0000

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, pool resurface and tilework without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/19/2024 **Status:** CLS
- 2** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2013-024689-0000 parking/paving/repaving has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 09/19/2024 **Status:** CLS
- 3** **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 is required for permit # B-2013-024689-0000 parking/paving/repaving.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 09/19/2024 **Status:** CLS

cc: Laurelwood Homeowners' Association, Inc.

Agenda No.: 031

Complexity Level: -

Status: Active

Respondent: PALMER, KIRK G

CEO: Richard F Cataldo

10303 Boynton Place Cir, Boynton Beach, FL 33437-2668

Situs Address: 10303 Boynton Place Cir, Boynton Beach, FL

Case No: C-2024-10020011

PCN: 00-42-45-26-26-000-3130

Zoned: RS

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 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, a white PVC fence has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/02/2024 **Status:** CEH

Agenda No.: 032 **Complexity Level:** - **Status:** Active
Respondent: PAUL, BERLINSON; PAUL, FRITZLINE C **CEO:** Richard F Cataldo
 5693 Boynton Bay Cir, Boynton Beach, FL 33437-2639
Situs Address: 5693 Boynton Bay Cir, Boynton Beach, FL **Case No:** C-2024-10110002
PCN: 00-42-45-26-27-000-0700 **Zoned:** RS

Violations:

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the driveway widened with pavers has been installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/11/2024 **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 storm shutters have been installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/11/2024 **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, the white PVC fence has been installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/11/2024 **Status:** CEH

Agenda No.: 033 **Complexity Level:** - **Status:** Removed
Respondent: REYES, VICTOR M **CEO:** Richard F Cataldo
 10293 Boynton Place Cir, Boynton Beach, FL 33437-2668
Situs Address: 10293 Boynton Place Cir, Boynton Beach, FL **Case No:** C-2024-10020010
PCN: 00-42-45-26-26-000-3080 **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 white PVC fence has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/02/2024 **Status:** CLS

Agenda No.: 034 **Complexity Level:** 1 **Status:** Removed
Respondent: ALLEGIANIS, PETER **CEO:** Frank A Davis
 331 SW 5th Ave, Boynton Beach, FL 33435-5551
Situs Address: 3816 Dorrit Ave, Boynton Beach, FL **Case No:** C-2024-08070007
PCN: 00-43-45-19-01-009-0111 **Zoned:** RS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 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, Concrete Driveway Extension has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/27/2024 **Status:** CLS
 - 3** **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, M-2023-16054 A/C.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 08/27/2024 **Status:** CLS

cc: Allegianis, Peter

Agenda No.: 035 **Complexity Level:** 1 **Status:** Active
Respondent: OTERO, GISELLE; CRESPO, YOHANDI **CEO:** Frank A Davis
 2466 Dolphin Ridge Rd, West Palm Beach, FL 33406-4477
Situs Address: 2466 E Dolphin Ridge Rd, West Palm Beach, FL **Case No:** C-2024-05220007
PCN: 00-43-44-05-16-000-0050 **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, 6' Wood Fence/ Gate has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/11/2024 **Status:** REO
 - 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, Rear Porch Addition has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/11/2024 **Status:** CLS

Agenda No.: 036 **Complexity Level:** 1 **Status:** Active
Respondent: GONZALEZ, ROLANDO; GONZALEZ, ANA C **CEO:** Frank A Davis
 4401 Saturn Ave, West Palm Beach, FL 33406-4026
Situs Address: 4401 Saturn Ave, West Palm Beach, FL **Case No:** C-2024-07010017
PCN: 00-42-44-01-05-000-0990 **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, 4' Wood and 6' Wood Fence/Gate has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/05/2024 **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: 07/05/2024 **Status:** SIT

Agenda No.: 037 **Complexity Level:** 1 **Status:** Removed

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM

Respondent: KINNEY, DORIS M.; KINNEY, JERRY B. JR J&D KINNE
FAMILY REVOCABLE LIVING TRUST DATED JANUA
25TH 2023.
3314 Vagabond Rd, Lake Worth, FL 33462-3660

CEO: Frank A Davis

Situs Address: 3314 Vagabond Rd, Lake Worth, FL

Case No: C-2024-08160003

PCN: 00-43-45-06-02-023-0040

Zoned: RS

Violations:

- 1** **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, a RV.
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 08/28/2024 **Status:** CLS

Agenda No.: 038

Complexity Level: -

Status: Active

Respondent: 9097 FASHION PL LLC

CEO: Darrin L Emmons

6815 Ashburn Rd, Lake Worth, FL 33467

Situs Address: 9097 Fashion Pl, Lake Worth, FL

Case No: C-2024-08150017

PCN: 00-42-44-30-01-011-0110

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 wood-on-wood fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/16/2024 **Status:** SIT

cc: 9097 Fashion Pl Llc

Agenda No.: 039

Complexity Level: -

Status: Active

Respondent: Coyle, Timothy

CEO: Darrin L Emmons

16932 Okeechobee Blvd, Loxahatchee, FL 33470-4173

Situs Address: 16932 Okeechobee Blvd, Loxahatchee, FL

Case No: C-2024-07020014

PCN: 00-40-43-25-00-000-3130

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 paver driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/08/2024 **Status:** SIT
- 4** **Details:** All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. More specifically but not limited to, there are several outlets inside this residence with no covers over the outlets and other electrical wires that are exposed.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)
Issued: 07/08/2024 **Status:** CLS

Agenda No.: 040

Complexity Level: -

Status: Active

Respondent: Salas, Waleska F; Farruguia, Rodrigo

CEO: Darrin L Emmons

13428 87th St N, West Palm Beach, FL 33412-2355

Situs Address: 13428 87th St N, West Palm Beach, FL

Case No: C-2024-07220020

PCN: 00-41-42-21-00-000-1570

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, two shipping containers have been placed on this residential property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/24/2024 **Status:** CEH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM**

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

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 shed 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.: 041

Complexity Level: -

Status: Active

Respondent: Garcia, Aleida; Garcia, Ulises
13045 47th Ct N, West Palm Beach, FL 33411-8130

CEO: Darrin L Emmons

Situs Address: 13045 47th Ct N, West Palm Beach, FL

Case No.: C-2024-08190028

PCN: 00-41-43-09-00-000-1790

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 Blue membrane type structure has been erected or installed without a valid building permit.

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

Issued: 08/22/2024

Status: SIT

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

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

Issued: 08/22/2024

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, a wooden pergola type structure has been erected or installed without a valid building permit.

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

Issued: 08/22/2024

Status: SIT

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

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

Issued: 08/22/2024

Status: SIT

6 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, there are 8 8-foot wooden poles that used to be a roofed structure behind the residence that has been erected or installed without a valid building permit.

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

Issued: 08/22/2024

Status: CLS

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM**

- 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 chicken keeping structures have been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/21/2024 **Status:** CEH
- 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: 03/21/2024 **Status:** CEH
- 4 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: 03/21/2024 **Status:** CEH
- 5 Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.

Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 03/21/2024 **Status:** CEH
- 6 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a residential addition to the rear of the house has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/21/2024 **Status:** CEH
- 7 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a metal porch cover or roof structure on the rear of the house has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/21/2024 **Status:** CEH
- 8 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a paver parking surface in the front yard has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/21/2024 **Status:** CEH

Agenda No.: 046	Complexity Level: 1	Status: Active
Respondent: Perez, Rafael 857 Ivory Ln, West Palm Beach, FL 33415-1235		CEO: Jose Feliciano
Situs Address: 2588 Kentucky St, West Palm Beach, FL		Case No: C-2024-08200023
PCN: 00-43-44-05-09-024-0070		Zoned: RS

- Violations:**
- 1 Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More Specifically; Boat and Trailer improperly parked at property front.

Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 08/20/2024 **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. More Specifically; Air conditioning compressor and other metal salvage material being openly stored at property front.

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM**

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/20/2024 **Status:** CEH

3 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.

Observation: This Single-Family residence is being used to openly store salvaged metal air conditioning compressors, hot water heaters and other metal items.

Code: Unified Land Development Code - 1.A.2
Issued: 08/20/2024 **Status:** CEH

Agenda No.: 047 **Complexity Level:** - **Status:** Removed
Respondent: BOGUES, ANDREE M **CEO:** Caroline Foulke
 PO BOX 5814, Lake Worth, FL 33466-5814
Situs Address: 5553 Haverford Way, Lake Worth, FL **Case No:** C-2024-09060010
PCN: 00-42-44-34-13-000-0130 **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: 09/10/2024 **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 furniture, rugs, vegetative debris (stump), garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/10/2024 **Status:** CEH

Agenda No.: 048 **Complexity Level:** 1 **Status:** Removed
Respondent: BOUCHER, PHILIPPE O; LOPEZ-PARRA, ERIKA YISSI **CEO:** Caroline Foulke
 2465 Mercer Ave, Ste 303, West Palm Beach, FL 33401-7455
Situs Address: 5593 Reynolds Rd, Lake Worth, FL **Case No:** C-2023-09070009
PCN: 00-41-44-35-01-000-0560 **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, CLEARING, DIGGING, GRADING BRING IN FILL LOT PREPARATION has been DONE without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/08/2023 **Status:** CLS

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM**

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, CLEARING, DIGGING, GRADING BRING IN FILL LOT PREPARATION has been DONE without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 110.9
Issued: 09/08/2023 **Status:** CLS

Agenda No.: 049 **Complexity Level:** - **Status:** Removed
Respondent: JDR LANDSCAPING PLUS LLC **CEO:** Caroline Foulke
5334 Moon Shadow Ln, Lake Worth, FL 33463-5927
Situs Address: 1064 Highview Rd, Lake Worth, FL **Case No:** C-2023-09060004
PCN: 00-43-45-09-09-000-1622 **Zoned:** RM

Violations:

- 2 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, electrical in shed panel box has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/13/2023 **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, altering shed into habitable space has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/13/2023 **Status:** CLS
- 4 Details:** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, shed be occupied by tenants without a Certificate of Occupancy.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 111.1
Issued: 09/13/2023 **Status:** CLS

Agenda No.: 050 **Complexity Level:** 1 **Status:** Active
Respondent: 4555 Old Military Llc **CEO:** John Gannotti
1601 Forum Pl, Ste 1101, West Palm Beach, FL 33401
Situs Address: 2525 N Military Trl, West Palm Beach, FL **Case No:** C-2024-11200005
PCN: 00-42-43-24-00-000-3040 **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, cutting concrete trench in front of building has been erected or installed without a valid building permit.

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/20/2024 **Status:** CEH

cc: 4555 Old Military Llc

Agenda No.: 051 **Complexity Level:** 1 **Status:** Removed
Respondent: BEDFORD I CONDOMINIUM ASSOCIATION, INC. **CEO:** John Gannotti
7805 SW 6th Ct, Plantation, FL 33324
Situs Address: Bedford I, West Palm Beach, FL **Case No:** C-2024-11270004
PCN: **Zoned:** RH

Violations: **1** **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor 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 with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More specifically a blue Chrysler 4d with expired FL tag 38CDUT.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 11/27/2024 **Status:** CLS

cc: Bedford I Condominium Association, Inc.

Agenda No.: 052 **Complexity Level:** 1 **Status:** Active
Respondent: Jimenez, Jorge L; Garcia, Carmen B **CEO:** John Gannotti
2667 Old Military Trl, West Palm Beach, FL 33417-2819
Situs Address: 2667 Old Military Trl, West Palm Beach, FL **Case No:** C-2024-05210023
PCN: 00-42-43-24-04-000-0040 **Zoned:** RM

Violations: **6** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an accessory structure (shed) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/21/2024 **Status:** CEH

Agenda No.: 053 **Complexity Level:** 1 **Status:** Removed
Respondent: Mayer, Michael **CEO:** John Gannotti
41 Norwich B, West Palm Beach, FL 33417-7935
Situs Address: 41 Norwich B, West Palm Beach, FL **Case No:** C-2024-07250019
PCN: 00-42-43-23-14-002-0410 **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: 07/29/2024 **Status:** CLS

Agenda No.: 054 **Complexity Level:** 1 **Status:** Removed
Respondent: NORTHAMPTON G CONDOMINIUM ASSOCIATION, INC. **CEO:** John Gannotti
1 E Broward Blvd, Ste 1800, FtLauderdale, FL 33301
Situs Address: Northampton G, West Palm Beach, FL **Case No:** C-2024-11210009
PCN: **Zoned:** RH

Violations: **1** **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor 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 with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More specifically a black Chevrolet pickup with expired FL tag 31DRDA.

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Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 11/21/2024 **Status:** CLS

cc: Northampton G Condominium Association, Inc.

Agenda No.: 055 **Complexity Level:** 1 **Status:** Active
Respondent: Penate, Aramis **CEO:** John Gannotti
123 Chestnut St, Ste 202, Philadelphia, PA 19106-3051
Situs Address: 640 Marshall Rd, West Palm Beach, FL **Case No:** C-2024-06260005
PCN: 00-42-43-27-05-012-4713 **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.

Specifically: Permit # B-2023-002186-0000 (Pool Residential - In-Ground) has become inactive or expired.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 07/01/2024 **Status:** CEH
 - 2** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.

Specifically: Permit # E-2023-002186-0001 (General Electrical) has become inactive or expired.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 07/01/2024 **Status:** CEH
 - 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, permit #B-2023-002186-0000.

Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 07/01/2024 **Status:** CEH
 - 7** **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, permit #E-2023-002186-0001

Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 07/01/2024 **Status:** CEH

cc: Penate, Aramis

Agenda No.: 056 **Complexity Level:** 1 **Status:** Active
Respondent: Rosner, Moses; Rosner, Dina **CEO:** John Gannotti
5706 12th Ave, Brooklyn, NY 11219-6631
Situs Address: 261 Wellington J, West Palm Beach, FL **Case No:** C-2024-09030020
PCN: 00-42-43-23-22-009-2610 **Zoned:** RH

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/03/2024 **Status:** CEH

cc: Rosner, Moses
Rosner, Dina

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
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Agenda No.: 057 **Complexity Level:** 1 **Status:** Active
Respondent: WALTHAM C CONDOMINIUM ASSOCIATION, INC. **CEO:** John Gannotti
 52 Waltham C, West Palm Beach, FL 33417
Situs Address: Waltham C, West Palm Beach, FL **Case No:** C-2024-12090020
PCN: **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, repairs to exterior and soffits has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/09/2024 **Status:** CEH

cc: Waltham C Condominium Association, Inc.

Agenda No.: 058 **Complexity Level:** 1 **Status:** Active
Respondent: Weiss, Michael **CEO:** John Gannotti
 3920 Cypress Ave, Brooklyn, NY 11224-1119
Situs Address: 116 Oxford 200, West Palm Beach, FL **Case No:** C-2024-11180014
PCN: 00-42-43-23-16-200-1160 **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, kitchen alterations have been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/21/2024 **Status:** CEH

cc: Weiss, Michael

Agenda No.: 059 **Complexity Level:** - **Status:** Removed
Respondent: Josius, Spartacus; Dorcent, Jerone **CEO:** Dennis A Hamburger
 5641 Strawberry Lakes Cir, Lake Worth, FL 33463-6516
Situs Address: 5641 Strawberry Lakes Cir, Lake Worth, FL **Case No:** C-2024-06250003
PCN: 00-42-44-38-02-000-0450 **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 white vinyl fence has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/27/2024 **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, pavers in front of house have been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/27/2024 **Status:** CLS

Agenda No.: 060 **Complexity Level:** - **Status:** Active
Respondent: Gilbert, Wade; Gilbert, Jamie **CEO:** Jamie G Illicete
 15028 Palmwood Rd, Palm Beach Gardens, FL 33410-1024
Situs Address: 15028 Palmwood Rd, Palm Beach Gardens, FL **Case No:** C-2024-05160012
PCN: 00-43-41-17-00-000-7020 **Zoned:** RS

**CODE COMPLIANCE
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Violations:

- 1** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.
- A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy.
- More specifically, permit # B-2019-022494-0000 for Residential Dock has become inactive or expired. Failed to obtain a Certificate of Completion for permit # B-2019-022494-0000 for Residential Dock.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5
- Issued:** 05/16/2024 **Status:** CEH
- 2** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.
- 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-2022-049744-0000 for Fence has become inactive or expired. Failed to obtain a Certificate of Completion for permit # B-2022-049744-0000 for Fence.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5
- Issued:** 05/16/2024 **Status:** CEH
- 3** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.
- A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy.
- More specifically, permit #B-2021-011437-0000 for Pool Residential - In-Ground - Site Built has become inactive or expired.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5
- Issued:** 05/16/2024 **Status:** CLS

Agenda No.: 061

Complexity Level: -

Status: Removed

Respondent: Naylor, Matthew S; Naylor, Heather A
822 Grubbs Mill Rd, Apt A, Berwyn, PA 19312-1520

CEO: Jamie G Illicete

Situs Address: 16757 Port Royal Cir, Jupiter, FL

Case No: C-2024-08260016

PCN: 00-43-41-07-18-000-0500

Zoned: RM

Violations:

- 2** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2021-038788-0000 for Residential Dock has become inactive or expired.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.4.1
- Issued:** 08/28/2024 **Status:** CLS

CODE COMPLIANCE
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Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 09/10/2024 **Status:** SIT

Agenda No.: 065 **Complexity Level:** 1 **Status:** Active
Respondent: Rodriguez, Roberto; Rodriguez, Belkys **CEO:** Ray F Leighton
2691 Kentucky St, West Palm Beach, FL 33406-4237
Situs Address: 2691 Kentucky St, West Palm Beach, FL **Case No.:** C-2024-10020009
PCN: 00-43-44-05-09-016-0070 **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, perimeter fences and gates have been replaced or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/28/2024 **Status:** SIT

Agenda No.: 066 **Complexity Level:** - **Status:** Removed
Respondent: Giaquinto, Allison R **CEO:** Timothy M Madu
11682 60th St N, West Palm Beach, FL 33411-8889
Situs Address: 11682 60th St N, West Palm Beach, FL **Case No.:** C-2024-07190007
PCN: 00-41-43-02-00-000-3340 **Zoned:** AR

Violations:

3 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.

More specifically, the RV and Trailer not screened from the public roadway.

Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 07/24/2024 **Status:** CLS

6 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.

More specifically, the vehicles on the property not bearing valid registration plates.

Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 07/24/2024 **Status:** CLS

8 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.

More specifically, the RV on the property shall not be used for living.

Code: Unified Land Development Code - 6.D.1.A.1.d
Issued: 07/24/2024 **Status:** CLS

Agenda No.: 067 **Complexity Level:** - **Status:** Active
Respondent: Hansen, Christian **CEO:** Timothy M Madu
13828 63rd Ln N, West Palm Beach, FL 33412-1911
Situs Address: 13828 63rd Ln N, West Palm Beach, FL **Case No.:** C-2024-09160012
PCN: 00-41-42-33-00-000-7640 **Zoned:** AR

Violations:

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

More specifically, the shed has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/17/2024 **Status:** CEH

**CODE COMPLIANCE
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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 fence has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 09/17/2024

Status: CEH

Agenda No.: 068

Complexity Level: 1

Status: Removed

Respondent: RAHMAN, REZANUR; AKTER, SAHANA

CEO: Nedssa Miranda

350 Forest Estate Dr, West Palm Beach, FL 33415-2422

Situs Address: 350 Forest Estates Dr, West Palm Beach, FL

Case No: C-2024-11040009

PCN: 00-42-44-02-05-000-0250

Zoned: RS

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.

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, open storage including but not limited to construction materials with no permit, wood planks, plastics, tires, containers, concrete blocks and any items storage in public view.

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

Issued: 11/07/2024

Status: CLS

3 Details: Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.

Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

Store garbage containers so that they are screened from view from streets or public right-of-way. More specifically, included but not limited to garbage containers (trashcan) need to be removed from the public right-of-way: swale, public view, sidewalks, and streets after pickup no later than the same day collection is scheduled to occur.

Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.

Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.

Issued: 11/07/2024

Status: CLS

Agenda No.: 069

Complexity Level: 1

Status: Active

Respondent: GONZALEZ, JEREMY

CEO: Nedssa Miranda

468 53rd Dr N, West Palm Beach, FL 33415-1706

Situs Address: 468 53rd Dr N, West Palm Beach, FL

Case No: C-2024-10170005

PCN: 00-42-43-35-02-004-0070

Zoned: RM

Violations:

1 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, including but not limited to all item's storage on the property in public view.

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

Issued: 10/18/2024

Status: SIT

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
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- 2 **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

Store garbage containers so that they are screened from view from streets or public right-of-way.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 10/18/2024 **Status:** CLS
- 3 **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.

Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 10/18/2024 **Status:** CLS
- 4 **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 MULTI FAMILY in the RM-MULTI-FAMILY Zoning District. On a recent inspection, it was observed that construction equipment, shipping containers, wood planks, concrete, metals, tires, plastic, containers, equipment's, boxes, equipment's, commercial trucks, and vehicles and several items are being parked and stored on the property. The use of the property needs to be brought into compliance with the Unified Land Development Code. To discuss this property's approved development order or approvals, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.
Code: Unified Land Development Code - 1.A.2
Issued: 10/18/2024 **Status:** SIT
- 5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence has been erected or installed without a valid building permit.

Obtain required building permits for the fence or remove the fence.
Prior to submitting a permit, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/18/2024 **Status:** SIT
- 6 **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.

Discontinue parking any vehicles exceeding 12,500 pounds (GVWR). For questions on commercial vehicle storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 10/18/2024 **Status:** CLS

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- 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, several sheds/structures has been erected or installed without a valid building permit.
- Obtain required building permits for the several sheds/structures or remove the several sheds/structures .
Prior to submitting a permit, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/18/2024 **Status:** SIT
- 8** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.
- Cease using recreational vehicles, boats, sports vehicles and/or trailers for living, sleeping or housekeeping purposes.
- Code:** Unified Land Development Code - 6.D.1.A.3.d
Issued: 10/18/2024 **Status:** CLS
- 9** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
- Park the trailer in the side or rear yard and screen the trailer from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.
- Code:** Unified Land Development Code - 6.D.1.A.3.c
Issued: 10/18/2024 **Status:** SIT
- 10** **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, ROOFING/STRUCTURE has been erected or installed without a valid building permit.
- Obtain required building permits for the ROOFING/STRUCTURE or remove the ROOFING/STRUCTURE.
Prior to submitting a permit, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/18/2024 **Status:** SIT

Agenda No.: 070

Complexity Level: 1

Status: Active

Respondent: JOSEPH, ESTHER

CEO: Nedssa Miranda

6509 Katherine Rd, West Palm Beach, FL 33413-3418

Situs Address: 6509 Katherine Rd, West Palm Beach, FL

Case No.: C-2024-09240008

PCN: 00-42-44-03-03-000-2350

Zoned: RS

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.
- Prune and maintain hedge height at no more than the maximum allowable height of four feet in the required front yard and eight feet in the side or rear yard. Please trim back the hedges from the pedestrian right of way (sidewalk).
- Code:** Unified Land Development Code - 7.D.4.A.1.a
Issued: 09/27/2024 **Status:** SIT

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM**

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

Obtain required building permits for the shed/structure or remove the shed/structure.

Prior to submitting a permit, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/27/2024 **Status:** CLS
- 3 Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.

Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

Store garbage containers so that they are screened from view from streets or public right-of-way after service.

Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 09/27/2024 **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, fence has been erected or installed without a valid building permit.

Obtain required building permits for the fence or remove the fence.

Prior to submitting a permit, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/27/2024 **Status:** SIT
- 5 Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, open storage including but not limited to woods plants, wood materials, gallons, containers, metal equipment's, and or any items storage visible from the public view.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/27/2024 **Status:** CLS
- 6 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, addition/structure at the rear of the garage has been erected or installed without a valid building permit.

Obtain required building permits for the addition/structure at the rear of the garage or remove the addition/structure at the rear of the garage.

Prior to submitting a permit, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/27/2024 **Status:** CLS

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
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- 7** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
- Park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to vehicles parked on the grass and front door. Parking on the grass is prohibited at all time. Please relocate the vehicle to a paved surface and refrain from parking on the lawn.
- Code:** Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 09/27/2024 **Status:** SIT
- 8** **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.
- Discontinue parking any vehicles exceeding 12,500 pounds (GVWR). For questions on commercial vehicle storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200. Remove the food truck from the property.
- Code:** Unified Land Development Code - 6.D.1.A.2.a
Issued: 09/27/2024 **Status:** SIT

Agenda No.: 071 **Complexity Level:** 3 **Status:** Active
Respondent: VILLAFUERTE, MELVIN M; ORDONEZ, YECENI **CEO:** Nedssa Miranda
MARROQUIN
2750 SW 145TH Ave, Ste 509, MIRAMAR, FL 33027
Situs Address: 5765 N Haverhill Rd, West Palm Beach, FL **Case No:** C-2024-05160006
PCN: 00-42-43-02-04-007-0140 **Zoned:** RM

- Violations:**
- 3** **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.
- Repair/maintain roof, flashing, drains, gutters and downspouts as required.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 05/20/2024 **Status:** SIT
- 8** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/20/2024 **Status:** CLS

cc: Ordonez, Yeceni Marroquin
Villafuerte, Melvin M

Agenda No.: 072 **Complexity Level:** 1 **Status:** Active
Respondent: RAMCHARAN, RORY; PERSAD, SHALINI **CEO:** Nedssa Miranda
6890 Wilson Rd, West Palm Beach, FL 33413-2338
Situs Address: 6890 Wilson Rd, West Palm Beach, FL **Case No:** C-2024-09130014
PCN: 00-42-43-27-05-013-0054 **Zoned:**

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM**

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.
- More specifically, lot fill.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 10/01/2024 **Status:** SIT
- 2 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: 10/01/2024 **Status:** SIT

Agenda No.: 073

Complexity Level: 1

Status: Active

Respondent: PIERRILUS, JACQUES STEEVE

CEO: Nedssa Miranda

471 Tall Pines Rd, West Palm Beach, FL 33415-1709

Situs Address: 471 Tall Pines Rd, West Palm Beach, FL

Case No.: C-2024-10160027

PCN: 00-42-43-35-02-003-0100

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, ROOFING/STRUCTURE has been erected or installed without a valid building permit.
- Obtain required building permits for the ROOFING/STRUCTURE or remove the ROOFING/STRUCTURE.
- Prior to submitting a permit, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/22/2024 **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.
- Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, open storage including but not limited to wood planks, wheelbarrow, wood, metals, equipment's, materials, containers, and any items storage in public view.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM

- Issued:** 10/22/2024 **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, #1 shed/structure has been erected or installed without a valid building permit.
- Obtain required building permits for the #1 shed/structure or remove the #1 shed/structure.
- Prior to submitting a permit, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/22/2024 **Status:** SIT
- 4** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, #2 shed/structure has been erected or installed without a valid building permit.
- Obtain required building permits for the #2 shed/structure or remove the #2 shed/structure.
- Prior to submitting a permit, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/22/2024 **Status:** SIT
- 5** **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
- Remove boat from the front setback or other area between the structure and street. Park boat in the side or rear yard.
- Code:** Unified Land Development Code - 6.D.1.A.1.b
Issued: 10/22/2024 **Status:** CLS
- 6** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
- Park the boat in the side or rear yard and screen the boat from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.
- Code:** Unified Land Development Code - 6.D.1.A.3.c
Issued: 10/22/2024 **Status:** CLS
- 7** **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
- Remove trailer from the front setback or other area between the structure and street. Park trailer in the side or rear yard.
- Code:** Unified Land Development Code - 6.D.1.A.1.b
Issued: 10/22/2024 **Status:** CLS
- 8** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
- Park the trailer in the side or rear yard and screen the trailer from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.
- Code:** Unified Land Development Code - 6.D.1.A.3.c
Issued: 10/22/2024 **Status:** CLS

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM**

- 9** **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

Store garbage containers so that they are screened from view from streets or public right-of-way.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 10/22/2024 **Status:** CLS
- 10** **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.

Obtain required building permits for the fence or remove the fence.

Prior to submitting a permit, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/22/2024 **Status:** CLS
- 11** **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, gravel driveway has been erected or installed without a valid building permit.

Obtain required building permits for the gravel driveway or remove the gravel driveway.

Prior to submitting a permit, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/22/2024 **Status:** CLS
- 12** **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, site development and fill dirt
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 10/22/2024 **Status:** CLS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM

- 13 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: 10/22/2024 **Status:** CLS
- 14 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.
- Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 10/22/2024 **Status:** SIT
- 15 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.
- Prune and maintain hedge height at no more than the maximum allowable height of four feet in the required front yard and eight feet in the side or rear yard.
Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 10/22/2024 **Status:** CLS
- 16 Details:** One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.
- Post the numerical address in accordance with Section 14-33 (c). POST THE HOUSE NUMBER TO BE VISIBLE AT ALL HOURS OF THE DAY
Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 10/22/2024 **Status:** CLS

cc: Code Compliance

Agenda No.: 074	Complexity Level: 1	Status: Active
Respondent: RAUENZAHN, SPENCER G; RAUENZAHN, CANDACE	CEO: Nedssa Miranda	
8076 45th Way N, Palm Beach Gardens, FL 33418-6170		
Situs Address: 8076 45th Way N, Palm Beach Gardens, FL	Case No.: C-2024-07300031	
PCN: 00-42-42-24-01-000-0876	Zoned: RE	
Violations:	<p>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.</p> <p>Please cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 08/07/2024 Status: SIT</p> <p>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.</p> <p>Remove all unlicensed/unregistered vehicles or obtain licenses/registrations for such vehicles. One vehicle which is unregistered or unlicensed may be kept on site provided the vehicle is operable and completely screened from view from adjacent roads and lots. Code: Unified Land Development Code - 6.D.1.A.4.a.2.a Issued: 08/07/2024 Status: CLS</p>	

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM

- 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.
- Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/07/2024 **Status:** SIT
- 5 **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
- Paint all areas where the paint is peeling, flaking and/or chipped. Please paint the property and mailbox. or replace the mailbox
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 08/07/2024 **Status:** SIT
- 6 **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.
- Please discontinue parking any vehicles that do not meet the above criteria. More specifically, remove the RV off the property
- Code:** Unified Land Development Code - 6.A.1.B.2.a
Issued: 08/07/2024 **Status:** SIT
- 7 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, driveway has been erected or installed without a valid building permit.
- Obtain required building permits for the driveway or remove the driveway.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/07/2024 **Status:** CLS
- 8 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
- Remove boat from the front setback or other area between the structure and street. Park boat in the side or rear yard.
- Code:** Unified Land Development Code - 6.D.1.A.1.b
Issued: 08/07/2024 **Status:** CLS
- 9 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
- Park the boat in the side or rear yard and screen the boat from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.
- Code:** Unified Land Development Code - 6.D.1.A.1.c
Issued: 08/07/2024 **Status:** CLS
- 10 **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
- Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.
- Store garbage containers so that they are screened from view from streets or public right-of-way. More specifically, included but not limited to garbage containers (trashcan) need to be removed from the public right-of-way: swale, public view, sidewalks, and streets after pickup no later than the same day collection is scheduled to occur.
- Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM**

Issued: 08/07/2024 **Status:** CLS

11 Details: Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
Every habitable space shall have at least one (1) openable window that can be easily opened. The total openable area of the window in every room shall be equal to at least forty-five (45) percent of the minimum glazed area required in subsection 14-42(a). More specifically, please remove the board up from the windows if the house is not vacant.

Supply or maintain at least one easily openable window in every habitable space. More specifically, please remove the board up from the windows if the house is not vacant.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Palm Beach County Property Maintenance Code - Section 14-43 (a)

Issued: 08/07/2024 **Status:** CLS

Agenda No.: 075 **Complexity Level:** 1 **Status:** Active
Respondent: RUIZ, MARIA **CEO:** Nedssa Miranda
 9059 Green Meadows Way, Palm Beach Gardens, FL
 33418-5741
Situs Address: 9059 Green Meadows Way, Palm Beach Gardens, FL **Case No:** C-2024-04220033
PCN: 00-42-42-13-11-000-0041 **Zoned:** RM

Violations:

2 Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.

Please Park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to vehicle parked on the grass. Parking on the grass is prohibited at all times. Please relocate the vehicle to a paved surface and refrain from parking on the lawn.

Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 04/24/2024 **Status:** CLS

3 Details: Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

Store garbage containers so that they are screened from view from streets or public right-of-way. More specifically, included but not limited to garbage containers (trashcan) need to be removed from the public right-of-way: swale, public view, sidewalks, and streets after pickup no later than the same day collection is scheduled to occur.

Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 04/24/2024 **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, structure/screen enclosure room has been erected or installed without a valid building permit.

Obtain required building permits for the structure/screen enclosure room or remove the structure/screen enclosure room.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/24/2024 **Status:** SIT

Agenda No.: 076 **Complexity Level:** 1 **Status:** Active
Respondent: TOMLINSON, LOVELETTE; WILSON, KERRY A **CEO:** Nedssa Miranda
 5053 Pat Pl, West Palm Beach, FL 33407-1651
Situs Address: 5053 Pat Pl, West Palm Beach, FL **Case No:** C-2024-05020020
PCN: 00-42-43-02-02-008-0280 **Zoned:** RM

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM**

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, FENCE has been erected or installed without a valid building permit.
- Obtain required building permits for the FENCE or remove the FENCE.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/07/2024 **Status:** SIT
- 5** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, #2 SHED/STRUCTURE has been erected or installed without a valid building permit.
- Obtain required building permits for the #2 SHED/STRUCTURE or remove the #2 SHED/STRUCTURE.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/07/2024 **Status:** SIT
- 6** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, DRIVEWAY has been erected or installed without a valid building permit.
- Obtain required building permits for the DRIVEWAY or remove the DRIVEWAY.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/07/2024 **Status:** SIT

Agenda No.: 077 **Complexity Level:** - **Status:** Postponed
Respondent: Allen, Joseph; Allen, Sarah **CEO:** Joanna Mirodias
 5188 Arbor Glen Cir, Lake Worth, FL 33463-8043
Situs Address: 5188 Arbor Glen Cir, Lake Worth, FL **Case No:** C-2024-08190012
PCN: 00-42-45-11-04-000-0460 **Zoned:** RS

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-2015-005115-0000 (Window & Door Replacement w/out Glazing Protection) 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, permit # B-2015-005115-0000 (Window & Door Replacement w/out Glazing Protection).
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 09/11/2024 **Status:** CEH

Agenda No.: 078 **Complexity Level:** 1 **Status:** Active
Respondent: Benjamin, Clauvel; Benjamin, Joana M **CEO:** Joanna Mirodias
 418 Minnesota St, Lake Worth, FL 33462-2810
Situs Address: 7965 Loomis St, Lake Worth, FL **Case No:** C-2024-09040017
PCN: 00-43-45-10-07-000-1470 **Zoned:** RM

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: 10/15/2024 **Status:** SIT

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM**

2	<p>Details: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically, the screened porch is in disrepair.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (a) Issued: 10/15/2024 Status: SIT</p>
3	<p>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.</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>Observation: Storing vehicles at the situs address. Code: Unified Land Development Code - 1.A.2 Issued: 10/15/2024 Status: SIT</p>

cc: Benjamin, Clauvel; Benjamin, Joana M

Agenda No.: 079	Complexity Level: 1	Status: Active				
Respondent: Julia, Juan Carlos; Julia, Martha; Falconi, Ernestina 3951 Via Poinciana, 416, Lake Worth, FL 33467-2934		CEO: Joanna Mirodias				
Situs Address: 3951 Via Poinciana, 416, Lake Worth, FL		Case No: C-2024-06100022				
PCN: 00-42-44-22-03-009-4160		Zoned:				
Violations:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;">1</td> <td style="padding: 5px;"> <p>Details: Every door, window and other outside opening utilized or intended for ventilation purposes serving any structure containing habitable rooms, shall have approved, tightly fitting screens of not less than 16 mesh per inch. More specifically, the screen is in disrepair.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-43 (a) (1) Issued: 10/09/2024 Status: SIT</p> </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">2</td> <td style="padding: 5px;"> <p>Details: All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, the wall inside the balcony/terrace is in disrepair.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (f) Issued: 10/09/2024 Status: SIT</p> </td> </tr> </table>		1	<p>Details: Every door, window and other outside opening utilized or intended for ventilation purposes serving any structure containing habitable rooms, shall have approved, tightly fitting screens of not less than 16 mesh per inch. More specifically, the screen is in disrepair.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-43 (a) (1) Issued: 10/09/2024 Status: SIT</p>	2	<p>Details: All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, the wall inside the balcony/terrace is in disrepair.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (f) Issued: 10/09/2024 Status: SIT</p>
1	<p>Details: Every door, window and other outside opening utilized or intended for ventilation purposes serving any structure containing habitable rooms, shall have approved, tightly fitting screens of not less than 16 mesh per inch. More specifically, the screen is in disrepair.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-43 (a) (1) Issued: 10/09/2024 Status: SIT</p>					
2	<p>Details: All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, the wall inside the balcony/terrace is in disrepair.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (f) Issued: 10/09/2024 Status: SIT</p>					

Agenda No.: 080	Complexity Level: 1	Status: Active		
Respondent: GRUBER PLAZA, L.C. 500 Northpoint Pkwy, Ste 300, West Palm Beach, FL 33407-1903		CEO: Joanna Mirodias		
Situs Address: 4736 Forest Hill Blvd, West Palm Beach, FL		Case No: C-2024-06130031		
PCN: 00-42-44-12-21-000-0010		Zoned: UC		
Violations:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;">1</td> <td style="padding: 5px;"> <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the interior alterations in unit 4736 have been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 06/13/2024 Status: CEH</p> </td> </tr> </table>		1	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the interior alterations in unit 4736 have been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 06/13/2024 Status: CEH</p>
1	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the interior alterations in unit 4736 have been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 06/13/2024 Status: CEH</p>			

Agenda No.: 081	Complexity Level: -	Status: Active		
Respondent: H & K AMUSEMENT LLC 4736 Forest Hill Blvd, West Palm Beach, FL 33415		CEO: Joanna Mirodias		
Situs Address: 4736 Forest Hill Blvd, West Palm Beach, FL		Case No: C-2024-06130032		
PCN:		Zoned:		
Violations:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;">1</td> <td style="padding: 5px;"> <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the interior alterations in unit 4736 have been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> </td> </tr> </table>		1	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the interior alterations in unit 4736 have been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p>
1	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the interior alterations in unit 4736 have been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p>			

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM**

Issued: 06/13/2024

Status: CEH

Agenda No.: 082

Complexity Level: 1

Status: Removed

Respondent: Jeter, Kevin; Jeter, Karie
9479 El Paso Dr, Lake Worth, FL 33467-1009

CEO: Joanna Mirodias

Situs Address: 9479 El Paso Dr, Lake Worth, FL

Case No: C-2024-05200039

PCN: 00-42-44-19-01-010-0130

Zoned: AR

Violations:

- 1** **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.

Observation: A business (Fair Breeze SENIOR HOME AND SERVICES) is operating at the above address without an approval. The currently approved use of the property for residential purposes is as a Single Family use.

Code: Unified Land Development Code - 1.A.2
Issued: 08/21/2024 **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 gravel driveway and the turnouts/aprons have been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/21/2024 **Status:** CLS
- 3** **Details:** Lots located on local or residential access streets shall have a maximum of two access connections. [Ord. 2007-013]. More specifically, there are three access connections.

Code: Unified Land Development Code - 6.B.3.A.2.a.3)a)(3)(a)
Issued: 08/21/2024 **Status:** CLS
- 4** **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: 08/21/2024 **Status:** CLS

Agenda No.: 083

Complexity Level: 1

Status: Active

Respondent: Joseph, Valince
7725 Bristol Bay Ln, Lake Worth, FL 33467-7776

CEO: Joanna Mirodias

Situs Address: 7725 Bristol Bay Ln, Lake Worth, FL

Case No: C-2024-08120016

PCN: 00-42-45-09-14-000-0100

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, the wood fence 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
MARCH 05, 2025 9:00 AM**

	Issued: 08/20/2024	Status: CEH
2	<p>Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit #B-2022-030136-0000 (Door - O.H. or Roll-up-Replacement -Garage) has become inactive or expired.</p> <p>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-2022-030136-0000 (Door - O.H. or Roll-up-Replacement -Garage).</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 PBC Amendments to FBC 8th Edition (2023) - 111.5</p> <p>Issued: 08/20/2024 Status: CEH</p>	

Agenda No.: 084	Complexity Level: 1	Status: Removed
Respondent: Magno, Patricia Ann Carmen 3425 Via Poinciana, Apt 303, Lake Worth, FL 33467-1429		CEO: Joanna Mirodias
Situs Address: 3425 Via Poinciana, 303, Lake Worth, FL		Case No: C-2024-05210010
PCN: 00-42-44-22-17-000-3030		Zoned: RS
Violations:	<p>1 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the impact windows have been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 06/11/2024 Status: CLS</p>	

Agenda No.: 085	Complexity Level: 1	Status: Postponed
Respondent: Martino, Anthony 3020 Indian Trl, Lake Worth, FL 33462-3748		CEO: Joanna Mirodias
Situs Address: 3020 Indian Trl, Lake Worth, FL		Case No: C-2024-08130029
PCN: 00-43-45-06-01-009-0010		Zoned: RS
Violations:	<p>1 Details: Landscaping within corner clips and safe sight distances required by Art. 11, Subdivision, Platting, and Required Improvements, shall be subject to the following: [Ord. 2018-002] A. An area of unobstructed visibility shall be maintained between 30 inches and eight feet above the crown of the adjacent roadway. [Ord. 2018-002] B. Vegetation located adjacent to and within corner clip or safe sight distance areas shall be trimmed so that limbs or foliage do not extend into the required visibility area. [Ord. 2018-002] C. All landscaping in a corner clip or safe sight distance shall be planted and perpetually maintained by the Property Owner, except where maintained by another entity such as a Homeowner’s Association (HOA). [Ord. 2018-002]</p> <p>Code: Unified Land Development Code - 7.C.6</p> <p>Issued: 08/21/2024 Status: CLS</p> <p>2 Details: Hedges may be planted and maintained along or adjacent to a residential lot line, as follows: [Ord. 2005-002] [Ord. 2014-025] [Ord. 2015-006] [Ord. 2018-002] 1) Hedges shall not exceed six feet in height in AR/RSA zoning, and four feet in height in all other residential zoning districts, when located within the required front setback. [Ord. 2005-002] [Ord. 2014-025] [Ord. 2018-002] [Ord. 2024-004] 2) Hedges shall not exceed ten feet in height when located on or adjacent to the side, side street, or rear property lines. [Ord. 2005-002] [Ord. 2014-025] [Ord. 2018-002] [Ord. 2024-004]</p> <p>Code: Unified Land Development Code - 7.D.4.A.1.a</p> <p>Issued: 08/21/2024 Status: CLS</p> <p>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 shed/structure on the SW side has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 08/21/2024 Status: CLS</p>	

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM**

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
 Issued: 08/21/2024 **Status:** CEH

Agenda No.: 086 **Complexity Level: -** **Status:** Active
Respondent: POINCIANA PLACE CONDOMINIUM ASSOCIATION I **CEO:** Joanna Mirodias
 INC.
 301 Yamato Rd, Ste 2199, Boca Raton, FL 33431

Situs Address: 3951-3959 Via Poinciana, Imperial Building 9, Lake Worth, **Case No:** C-2024-10110003
 33467-2934

PCN: **Zoned:** RS

Violations:

1 **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, the west exterior wall is in disrepair.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
 Issued: 10/11/2024 **Status:** SIT

Agenda No.: 087 **Complexity Level: 1** **Status:** Active
Respondent: REALTY WHOLESALERS, INC. **CEO:** Joanna Mirodias
 7700 Congress Ave, Ste 1110, Boca Raton, FL 33487

Situs Address: 5925 Basil Dr, West Palm Beach, FL **Case No:** C-2024-08290032
 PCN: 00-42-44-14-08-032-0040 **Zoned:** RH

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 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: 08/30/2024 **Status:** SIT

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
 Issued: 08/30/2024 **Status:** SIT

cc: Realty Wholesalers, Inc.

Agenda No.: 088 **Complexity Level: -** **Status:** Removed
Respondent: INNOVATIVE CONSTRUCTION SYSTEMS INC **CEO:** Adam F Moulton
 18867 Candlewick Dr, Boca Raton, FL 33496-5008

Situs Address: 6719 Boston Dr, Lake Worth, FL **Case No:** C-2024-06200005
 PCN: 00-43-45-05-01-017-0250 **Zoned:** RS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 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 shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/18/2024 **Status:** CLS

cc: Innovative Construction Systems Inc
Innovative Construction Systems Inc

Agenda No.: 089 **Complexity Level:** - **Status:** Active
Respondent: LA PAZ CONDOMINIUM ASSOCIATION, INC **CEO:** Adam F Moulton
3600 S Congress Ave, Ste C, Boynton Beach, FL 33426
United States
Situs Address: 7472 La Paz Blvd, FL **Case No:** C-2024-10040011
PCN: **Zoned:**

Violations: 1 **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, 7472 La Paz Blvd at the rear of building has damaged exterior wall with missing stucco and exposed wood.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 10/17/2024 **Status:** CEH

2 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, the windows at 7472 La Paz Blvd unit #110 have water intrusion.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 10/17/2024 **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, demo work has been performed at 7472 La Paz Blvd without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/17/2024 **Status:** CEH

cc: La Paz Condominium Association, Inc

Agenda No.: 090 **Complexity Level:** - **Status:** Postponed
Respondent: Meringolo, Philip; Meringolo, Dina **CEO:** Adam F Moulton
1699 S Federal Hwy, Boca Raton, FL 33432
Situs Address: 6829 Via Regina, Boca Raton, FL **Case No:** C-2024-05070083
PCN: 00-42-47-34-15-037-0050 **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 and slid doors windows have been installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/20/2024 **Status:** CEH

cc: Meringolo, Dina
Meringolo, Philip

Agenda No.: 091 **Complexity Level:** - **Status:** Postponed
Respondent: THE PLUM AT BOCA POINTE CONDOMINIUM ASSOCIATION, INC. **CEO:** Adam F Moulton
40 SE 5th St, 610, Boca Raton, FL 33432
Situs Address: 6531 Via Regina, FL **Case No:** C-2024-10310010
PCN: **Zoned:**

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 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. More specifically, the structural components to the bedroom and porch have been deemed unsafe.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 12/04/2024 **Status:** CEH

cc: Araujo Abreu, Fernanda Baum De
Araujo Abreu, Marcizio Jose De
Building Division

Agenda No.: 092 **Complexity Level:** - **Status:** Active
Respondent: WEISMAN, STACIE **CEO:** Adam F Moulton
6604 Via Regina, Boca Raton, FL 33433-3914
Situs Address: 6604 Via Regina, Boca Raton, FL **Case No:** C-2024-05070120
PCN: 00-42-47-34-15-016-0120 **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 Window Wall System has been installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/19/2024 **Status:** CEH

Agenda No.: 093 **Complexity Level:** 1 **Status:** Removed
Respondent: ENGLERT, MICHAEL D **CEO:** Nick N Navarro
7586 Seabreeze Dr, Lake Worth, FL 33467-6454
Situs Address: 7586 Seabreeze Dr, Lake Worth, FL **Case No:** C-2024-08080011
PCN: 00-42-43-27-05-032-3380 **Zoned:** AR

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

>> Please remove/clean up all open outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/08/2024 **Status:** CLS

2 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.

>> Boat not screened. Park in the side or rear yard and screen from surrounding properties and streets behind an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 08/08/2024 **Status:** CLS

Agenda No.: 094 **Complexity Level:** - **Status:** Removed
Respondent: 2462 Flamingo LLC **CEO:** Steve R Newell
10258 Riverside Dr, Ste 6, Palm Beach Gardens, FL
33410-4876
Situs Address: 2462 Flamingo Rd, Palm Beach Gardens, FL **Case No:** C-2024-09180004
PCN: 00-43-41-32-01-000-0453 **Zoned:** RS

Violations: 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Specifically, open storage of the brick pavers is prohibited.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/18/2024 **Status:** CLS

3 **Details:** Parking shall be prohibited on all vacant properties. Specifically, the two trailers.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 09/18/2024 **Status:** CLS

cc: Code Compliance

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 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, an addition has been erected or installed in the rear of the home without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/10/2024 **Status:** CLS
- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/10/2024 **Status:** CLS

Agenda No.: 101 **Complexity Level:** - **Status:** Active
Respondent: Graham, Benita **CEO:** Debbie N Plaud
 6387 Carthage Cir S, Lake Worth, FL 33463-7243
Situs Address: 6387 Carthage Cir S, Lake Worth, FL **Case No:** C-2024-05280042
PCN: 00-42-45-01-03-000-1550 **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, accordion shutters have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/11/2024 **Status:** CEH

Agenda No.: 102 **Complexity Level:** - **Status:** Postponed
Respondent: Hanson, Michael **CEO:** Debbie N Plaud
 1303 Mathis St, Lake Worth Beach, FL 33461-5413
Situs Address: 1303 Mathis St, Lake Worth, FL **Case No:** C-2024-06280006
PCN: 00-43-44-30-01-114-0040 **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 6ft chain link fence has been erected or installed in the front setback without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/19/2024 **Status:** CEH
- 2 **Details:** The maximum height for a fence or wall on or adjacent to a residential lot line or in a landscape buffer shall be as follows: Within required front setback: four feet. Within required side, side street, and rear setback: six feet
Code: Unified Land Development Code - 5.B.1.A.2.B.1
Issued: 07/19/2024 **Status:** CEH

cc: Frogner Consulting Llc

Agenda No.: 103 **Complexity Level:** - **Status:** Removed
Respondent: Simon, Misleidys **CEO:** Debbie N Plaud
 5 Glamis Way, Boynton Beach, FL 33426-7617
Situs Address: 4195 Kirkland Ln, Lake Worth, FL **Case No:** C-2024-06200019
PCN: 00-42-44-25-14-006-0140 **Zoned:** RM

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM**

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, a brick paver driveway/extension has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/22/2024 **Status:** CEH

- 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: 07/22/2024 **Status:** CEH

Agenda No.: 104 **Complexity Level:** - **Status:** Removed
Respondent: Vilarino, Ramon **CEO:** Debbie N Plaud
 502 S Military Trl, West Palm Beach, FL 33415-3902
Situs Address: 16032 Key Lime Blvd, Loxahatchee,, FL **Case No:** C-2024-04090018
PCN: 00-40-42-25-00-000-5240 **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, land clearing, fill dirt brought in and site development has been erected or 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: 04/09/2024 **Status:** CLS

Agenda No.: 105 **Complexity Level:** - **Status:** Active
Respondent: 9232 Second LLC **CEO:** Patrick L Prentice
 215 N Federal Hwy, Boca Raton, FL 33432
Situs Address: 9232 SW 2nd St, Boca Raton, FL **Case No:** C-2024-08270014
PCN: 00-42-47-30-06-025-0410 **Zoned:** RM

Violations:

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, new windows have been installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/05/2024 **Status:** SIT

cc: 9232 Second Llc
 9232 Second Llc

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM**

Violations:

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

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

- 10 **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.

Specifically, there is no valid pool barrier on file with the county.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 05/07/2024 **Status:** SIT

cc: Bonfim, Rafael

Agenda No.: 108 **Complexity Level:** 3 **Status:** Postponed
Respondent: Bridgewood Mid-Rise Condominium I Association, INC. **CEO:** Patrick L Prentice
 980 N Federal Hwy, Ste 440, Boca Raton, FL 33432
Situs Address: 1700 Bridgewood Dr, Boca Raton, FL **Case No:** C-2023-09180013
PCN: **Zoned:**

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. Specifically, water is leaking into 1766 Bridgewood Dr from the exterior of the residence.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 09/26/2023 **Status:** CEH

cc: Bridgewood Mid-Rise Condominium I Association, Inc.
 Bridgewood Mid-Rise Condominium I Association, Inc.

Agenda No.: 109 **Complexity Level:** 3 **Status:** Postponed
Respondent: Flinkman, Dolores **CEO:** Patrick L Prentice
 1771 Bridgewood Dr, Boca Raton, FL 33434-4141
Situs Address: 1771 Bridgewood Dr, Boca Raton, FL **Case No:** C-2024-02070015
PCN: 00-42-47-16-03-000-1771 **Zoned:** AR

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

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM**

PO BOX 530214, Lake Park, FL 33403-8902

Situs Address: 3600 Burma Ct, West Palm Beach, FL

Case No: C-2024-06280003

PCN: 00-43-42-19-00-000-3070

Zoned: RM

Violations:

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

 >>>>More specifically, permit # E-1988-011901-0000=UPGRADE ELECTRICAL SERVICE has become inactive or expired. Permit # E-1988-011901-0000=UPGRADE ELECTRICAL SERVICE has expired. Obtain a new permit or re-activate permit # E-1988-011901-0000=UPGRADE ELECTRICAL SERVICE

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 06/28/2024 **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 metal fence is in disrepair. Repair/maintain roof, flashing, drains, gutters and downspouts as required.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 06/28/2024 **Status:** SIT
- 3** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.

 >>>>More specifically, THE GRASS IS OVERGROWN. Please cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 06/28/2024 **Status:** CLS
- 4** **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

 >>>>More specifically, THE FASCIA AND GARAGE DOOR ARE IN DISREPAIR. Maintain exterior of structure in good repair, structurally sound and sanitary.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 06/28/2024 **Status:** SIT
- 5** **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.

 >>>>More specifically, THE ROOF HAS BEEN IN CONTINUOUS DISREPAIR SINCE AT LEAST 03/08/2014. Repair/maintain roof, flashing, drains, gutters and downspouts as required. Repair/maintain roof, flashing, drains, gutters and downspouts as required.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 06/28/2024 **Status:** SIT

Agenda No.: 114

Complexity Level: -

Status: Removed

Respondent: GLENN M. GALLAWAY, TRUSTEE OR HIS SUCCESSOR OF THE GLENN M. GALLOWAY LIVING TRUST AGREEMENT, DATED JANUARY 7, 2002
2034 S Palm Cir, North Palm Beach, FL 33408-2735

CEO: Ronald Ramos

Situs Address: 2034 S Palm Cir, North Palm Beach, FL

Case No: C-2024-10010006

PCN: 00-43-42-05-04-000-0020

Zoned: RM

Violations:

- 2** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.

 >>>>MORE SPECIFICALLY, A TRAILER IS PARKED WITHOUT 6' OPAQUE SCREENING. Park the TRAILER in the side or rear yard and screen the TRAILER from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.

Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 10/08/2024 **Status:** CLS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM

Agenda No.: 115 **Complexity Level:** - **Status:** Active
Respondent: MANUEL ALFREDO LOPEZ AND CARMEN IRENE LO
TRUSTEES OF THE MANUEL A. LOPEZ AND CARMEL
LOPEZ JOINT REVOCABLE TRUST, DATED OCTOBER
2002
2481 Windsor Rd, Palm Beach Gardens, FL 33410-1329 **CEO:** Ronald Ramos

Situs Address: 1770 Juno Rd, North Palm Beach, FL **Case No:** C-2024-09030017
PCN: 00-43-42-04-09-000-0120 **Zoned:** RH

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

>>>>MORE SPECIFICALLY, 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).

Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 09/10/2024 **Status:** SIT

cc: Community Support Team

Agenda No.: 116 **Complexity Level:** - **Status:** Removed
Respondent: WEIDENFIELD, MARSHAL **CEO:** Ronald Ramos
2576 Monaco Cir, Palm Beach Gardens, FL 33410-1407

Situs Address: 2576 Monaco Cir, Palm Beach Gardens, FL **Case No:** C-2024-10210009
PCN: 00-43-41-32-12-000-0360 **Zoned:** RS

Violations: **3** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.

>>>>MORE SPECIFICALLY, THERE IS OPEN STORAGE IN THE N/W QUADRANT OF THE SITUS. > Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/06/2024 **Status:** CLS

Agenda No.: 117 **Complexity Level:** - **Status:** Removed
Respondent: WHITE TRAIL AT HIDEAWAY FARM LLC **CEO:** Ronald Ramos
18965 131ST Trl N, Jupiter, FL 33478

Situs Address: 18877 131st Trl N, Jupiter, FL **Case No:** C-2024-07150019
PCN: 00-41-40-33-00-000-1240 **Zoned:** AR

Violations: **1** **Details:** Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit.

Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article.

>>>>Observation: MORE SPECIFICALLY A WOOD DECK ALONG THE EAST SIDE OF THE PERMITTED 1200SQ. FT. STRUCTURE AND THE WOOD STRUCTURE BUILT NEAR AND DUE NORTH OF THE PERMITTED 1200SQ. FT. STRUCTURE. Bona fide Agricultural Operations are required to obtain Floodplain approval. Prior to submitting for Floodplain Review, verify the agricultural use and applicable setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.

Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C
Issued: 09/26/2024 **Status:** SIT

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM**

- 3 **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. Specifically, the roof is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 11/22/2024 **Status:** CLS
- 4 **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. Specifically, the porch is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 11/22/2024 **Status:** CEH
- 5 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. Specifically, the yard is overgrown and are not being maintained.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 11/22/2024 **Status:** CEH

Agenda No.: 121 **Complexity Level:** - **Status:** Active
Respondent: Johnny Sorensen, Trustee Of The Buy Better Homes Land **CEO:** Teresa G Rouse
Trust Agreement Dated December 30, 2014
5079 N Dixie Hwy, Unit 328, Oakland Park, FL 33334-4000
Situs Address: 11970 N Branch Rd, Boca Raton, FL **Case No:** C-2024-11200003
PCN: 00-41-47-36-03-000-6250 **Zoned:** AR

Violations:

- 1 **Details:** The parking of Commercial Vehicles as defined by Art. 1, General Provisions on residential parcels in any zoning district is subject to the following: [Ord. 2024-0004]
a. In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met: [Ord. 2024-0004]
1) vehicle is registered or licensed;
2) used by a resident of the premises;
3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004]
4) height does not exceed nine feet, including any load, bed, or box; and,
5) total vehicle length does not exceed 26 feet. [Ord. 2005-041]

Specifically, a semi-truck is parked at the property which is a Violation of this Section and Code.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 11/21/2024 **Status:** CEH
- 2 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Specifically, the fence is leaning and in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 11/21/2024 **Status:** CEH
- 3 **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. Specifically, the mobile homes skirting is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 11/21/2024 **Status:** CEH

cc: Occupant

Agenda No.: 122 **Complexity Level:** - **Status:** Active
Respondent: Dominguez Perez, Alain Lazaro **CEO:** Teresa G Rouse
10412 Dorchester Dr, Boca Raton, FL 33428-4209
Situs Address: 10412 Dorchester Dr, Boca Raton, FL **Case No:** C-2024-06050022
PCN: 00-41-47-25-04-003-0160 **Zoned:** RS

Violations:

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

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM

22862 Tradewind Rd, Boca Raton, FL 33428-5636

Situs Address: 22862 Tradewind Rd, Unit, Boca Raton, FL

Case No: C-2024-11180019

PCN: 00-41-47-36-03-000-4730

Zoned: RS

Violations:

- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Specifically, but not limited to, appliances, building materials, scrap metals, vegetative debris, trash, and similar items being stored on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/18/2024 **Status:** CEH
- 2** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically, vehicles are parking on the grass which is not considered an improved surface.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 11/18/2024 **Status:** CEH

Agenda No.: 125

Complexity Level: -

Status: Active

Respondent: Noah Repair LLC

CEO: Teresa G Rouse

23087 Atlantic Cir, Boca Raton, FL 33428-5643

Situs Address: 11827 Leeward Pl, Boca Raton, FL

Case No: C-2024-09220001

PCN: 00-41-47-36-02-000-3790

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 fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/22/2024 **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. Specifically, but not limited to, an inoperable vehicle parked in the driveway, 5-gallon buckets, automotive equipment, automotive parts, wash machine and similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/22/2024 **Status:** CEH
- 3** **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. Specifically, the entry stairs are in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 09/22/2024 **Status:** CLS

cc: Noah Repair Llc

Agenda No.: 126

Complexity Level: -

Status: Removed

Respondent: Piccinelli, Luis Fernando; Piccinelli, Angelica

CEO: Teresa G Rouse

22193 SW 62nd Ct, Boca Raton, FL 33428-4425

Situs Address: 22193 SW 62nd Ct, Boca Raton, FL

Case No: C-2024-10310011

PCN: 00-42-47-30-14-000-0082

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, but not limited to, a shopping cart, indoor furniture, glass panels and similar items located on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/08/2024 **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. Specifically, the grass and weeds are overgrown and are not being maintained on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 11/08/2024 **Status:** CLS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM

- 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.
- 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 loads of concrete to fill in a pond on the property 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: 07/01/2024 **Status:** SIT
- 4** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a paver driveway has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/01/2024 **Status:** SIT
- 5** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a roofed structure to the east of the property has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/01/2024 **Status:** CLS

Agenda No.: 129 **Complexity Level:** - **Status:** Active
Respondent: Angel, Robert Lee **CEO:** Christina G Stodd
12326 Citrus Grove Blvd, West Palm Beach, FL 33412-267!
Situs Address: 12326 Citrus Grove Blvd, West Palm Beach, FL **Case No:** C-2024-10220013
PCN: 00-41-42-22-00-000-5170 **Zoned:** AR

- Violations:**
- 1** **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 10/31/2024 **Status:** SIT

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM**

- 2 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.
- Code:** Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 10/31/2024 **Status:** SIT
- 3 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, please obtain a site development permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 10/31/2024 **Status:** SIT

Agenda No.: 130 **Complexity Level:** - **Status:** Active
Respondent: Blair, Tenisha; Lindo, Andrew **CEO:** Christina G Stodd
 18829 Tupelo Ln, Dallas, TX 75287-2024
Situs Address: 15924 82nd Ln N, Loxahatchee, FL **Case No:** C-2024-09180024
PCN: 00-41-42-19-00-000-7600 **Zoned:** AR

Violations:

- 2 Details:** All vacant structures and premises shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare.
- Code:** Palm Beach County Property Maintenance Code - Section 14-31 (c)
Issued: 09/25/2024 **Status:** SIT
- 3 Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2019- 031875-0000 for new feeders/meter and re-ground service, has become inactive or expired.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 09/25/2024 **Status:** SIT
- 4 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, E-2019- 031875-0000 for new feeders/meter and re-ground service needs a certificate of completion.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 09/25/2024 **Status:** SIT
- 5 Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically but not limited to, a large broken main window on the main house in the front on the west side but facing north needs to be repaired or replaced.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 09/25/2024 **Status:** SIT

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 05, 2025 9:00 AM

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/03/2024 **Status:** CEH

Agenda No.: 136 **Complexity Level:** 1 **Status:** Active
Respondent: Morilla, Ana L **CEO:** Charles Zahn
822 Lynnwood Dr, Lake Worth Beach, FL 33461-3174
Situs Address: 822 Lynnwood Dr, Lake Worth, FL **Case No.:** C-2024-09060004
PCN: 00-43-44-20-08-000-0050 **Zoned:** RH

- 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 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: 09/06/2024 **Status:** CEH
 - 2** **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. Specifically, trailers parked in the front yard area.
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 09/06/2024 **Status:** CEH
 - 3** **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor 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 with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 09/06/2024 **Status:** CEH

cc: Code Compliance

Agenda No.: 137 **Complexity Level:** 1 **Status:** Active
Respondent: Sanchez, Luis; Peraza, Irene M **CEO:** Charles Zahn
1091 Egremont Ct, West Palm Beach, FL 33406-5023
Situs Address: 1091 Egremont Ct, West Palm Beach, FL **Case No.:** C-2024-09090005
PCN: 00-43-44-07-09-022-0080 **Zoned:** RM

- Violations:**
- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/11/2024 **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, carport/roofed structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/11/2024 **Status:** CEH
 - 4** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed(s) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/11/2024 **Status:** CEH

