



**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 02, 2025 9:00 AM**

**Special Magistrate: Richard Gendler**  
**Contested**

**Special Magistrate: Renee Clark**  
**Non-Contested**

**A. WELCOME**

**B. STAFF ANNOUNCEMENTS / REMARKS**

**C. DIVIDING THE HEARING - CONTESTED AND NON-CONTESTED**

**D. SCHEDULED CASES**

**Agenda No.:** 001                                 **Complexity Level:** 1                         **Status:** Active  
**Respondent:** FLORIDA TURNPIKE LLC                                 **CEO:** Maggie Bernal  
                              479 Riverside Ave, Jacksonville, FL 32202  
**Situs Address:** 4329 Springfield St, Lake Worth, FL                         **Case No:** C-2024-09180002  
**PCN:** 00-42-44-24-10-000-0160                                 **Zoned:** RM

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|--------------------|--|
| <b>Violations:</b> | <p><b>1     Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p style="margin-left: 20px;"><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)<br/> <b>Issued:</b> 09/19/2024   <b>Status:</b> CEH</p>  |
|                    | <p><b>2     Details:</b> 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.</p> <p style="margin-left: 20px;"><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.a<br/> <b>Issued:</b> 09/19/2024   <b>Status:</b> CEH</p> |

**cc:** Florida Turnpike Llc

**Agenda No.:** 002                                 **Complexity Level:** 1                         **Status:** Active  
**Respondent:** Fruchter, Jonathan Michael                                 **CEO:** Maggie Bernal  
                              4343 Springfield St, Lake Worth, FL 33461-2774  
**Situs Address:** 4343 Springfield St, Lake Worth, FL                         **Case No:** C-2024-09180001  
**PCN:** 00-42-44-24-10-000-0190                                 **Zoned:** RM

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| <b>Violations:</b> | <p><b>1     Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.<br/> More Specifically: Shed has been erected or installed without a valid building permit.</p> <p style="margin-left: 20px;"><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1<br/> <b>Issued:</b> 09/19/2024   <b>Status:</b> CEH</p> |
|--------------------|--|

**Agenda No.:** 003                                 **Complexity Level:** 2                         **Status:** Removed  
**Respondent:** Great Fortune Properties, LLC                                 **CEO:** Maggie Bernal  
                              2232 Dell Range Blvd, Ste 200, Cheyenne, WY 82009  
**Situs Address:** 6435 Boyd Ln, Lake Worth, FL                                 **Case No:** C-2024-10250004  
**PCN:** 00-43-45-05-06-001-0810                                 **Zoned:** RS

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 02, 2025 9:00 AM**

**Violations:**

- |          |   |
|----------|---|
| <b>1</b> | <p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)<br/><b>Issued:</b> 11/04/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>   |
| <b>2</b> | <p><b>Details:</b> Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b<br/><b>Issued:</b> 11/04/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>  |
| <b>3</b> | <p><b>Details:</b> The activities of the Home-based Business shall be secondary to the property's use as a residential dwelling and shall be clearly incidental and subordinate to the residential use of the property. As viewed from the street, the use of the residential property shall be consistent with the uses of the residential areas that surround the property. External modifications made to a residential dwelling to accommodate a Home-based Business must conform to the residential character and architectural aesthetics of the neighborhood.</p> <p>Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.</p> <p><b>Code:</b> Unified Land Development Code - 4.B.1.E.11.d<br/><b>Issued:</b> 11/04/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>   |
| <b>4</b> | <p><b>Details:</b> 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.</p> <p>More Specifically: Parking/storing of a commercial vehicle(s) in a residential zoning district is prohibited</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.2.a<br/><b>Issued:</b> 11/04/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>  |
| <b>5</b> | <p><b>Details:</b> The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>Observation: Property in "RS" (Single Family Residential) is being used as commercial contractor storage yard for Landscaping Business.</p> <p><b>Code:</b> Unified Land Development Code - 1.A.2<br/><b>Issued:</b> 11/04/2024 <span style="float: right;"><b>Status:</b> CEH</span></p> |

cc: Great Fortune Properties Llc  
Great Fortune Properties Llc

<b>Agenda No.:</b> 004	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Luna, Eugenio R; Luna, Hilda R 7033 Burgess Dr, Lake Worth, FL 33467-7516		<b>CEO:</b> Maggie Bernal
<b>Situs Address:</b> 7033 Burgess Dr, Lake Worth, FL		<b>Case No.:</b> C-2024-11140014
<b>PCN:</b> 00-42-45-08-04-000-1350		<b>Zoned:</b> RTS

**Violations:**

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| <b>1</b> | <p><b>Details:</b> The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (g)<br/><b>Issued:</b> 11/19/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>  |
| <b>2</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>More Specifically: Obtain Roof Repair or Re-Roof Building Permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1<br/><b>Issued:</b> 11/19/2024 <span style="float: right;"><b>Status:</b> CEH</span></p> |

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 02, 2025 9:00 AM**

**Agenda No.:** 005      **Complexity Level:** 1      **Status:** Active  
**Respondent:** Torres, Fabio; Olivares, Claribel      **CEO:** Maggie Bernal  
7462 Edisto Dr, Lake Worth, FL 33467-7533

**Situs Address:** 7462 Edisto Dr, Lake Worth, FL      **Case No:** C-2024-08060046  
**PCN:** 00-42-45-08-04-000-1210      **Zoned:** RTS

**Violations:**

1      **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.

**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
         **Issued:** 08/19/2024      **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.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
         **Issued:** 08/19/2024      **Status:** CEH

**Agenda No.:** 006      **Complexity Level:** 1      **Status:** Active  
**Respondent:** Rahman, Mohammad Sayadur; Rahman, Zeti L      **CEO:** Maggie Bernal  
1318 Parterre Dr, West Palm Beach, FL 33417-5551

**Situs Address:** 1318 Parterre Dr, West Palm Beach, FL      **Case No:** C-2024-11180001  
**PCN:** 00-42-43-27-01-001-0110      **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.

**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:** 12/10/2024      **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 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:** 12/10/2024      **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:** 12/10/2024      **Status:** CEH

**Agenda No.:** 007      **Complexity Level:** 1      **Status:** Active  
**Respondent:** Rotundo, Maria A; Toleno, Karen      **CEO:** Maggie Bernal  
7469 Edisto Dr, Lake Worth, FL 33467-7534

**Situs Address:** 7469 Edisto Dr, Lake Worth, FL      **Case No:** C-2024-08060045  
**PCN:** 00-42-45-08-04-000-1130      **Zoned:** RTS

**Violations:**

1      **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.

**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
         **Issued:** 08/19/2024      **Status:** CEH

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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: Roof repair/replacement requires a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 08/19/2024 **Status:** CEH

**Agenda No.:** 008 **Complexity Level:** - **Status:** Active  
**Respondent:** Vaughn, Nancy; Vaughn, Christopher **CEO:** Maggie Bernal  
6882 Bayshore Dr, Lake Worth, FL 33462

**Situs Address:** FL **Case No:** C-2024-10150016  
**PCN:** 00-43-45-05-03-000-0610 **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:** 11/14/2024 **Status:** CEH

**Agenda No.:** 009 **Complexity Level:** - **Status:** Active  
**Respondent:** BEREL and MENDEL LLC **CEO:** Steve G Bisch  
21812 Reflection Ln, Boca Raton, FL 33428

**Situs Address:** 17404 Spring Tree Ln, Boca Raton, FL **Case No:** C-2024-07080024  
**PCN:** 00-42-46-36-07-034-0040 **Zoned:** RS

**Violations:** **1** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically the wooden fence is in disrepair particularly along the rear of the property. There is damage including not limited to broken and rotting boards, loose or broken posts where fencing is leaning toward neighbor property. It appears this fence is the pool barrier. Fence repairs to pool barrier and repairs with a value over \$1000 require Palm Beach County building permits.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 07/22/2024 **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, it appears the fence that was in disrepair on this parcel has been replaced with new fence which requires building permit. There is no permit for pool barrier or fence at this time.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 07/22/2024 **Status:** CEH

**Agenda No.:** 010 **Complexity Level:** - **Status:** Active  
**Respondent:** Karim, Mohammad Bazlul **CEO:** Steve G Bisch  
8150 Twin Lake Dr, Boca Raton, FL 33496-1904

**Situs Address:** 5170 Van Buren Rd, Delray Beach, FL **Case No:** C-2024-07010013  
**PCN:** 00-42-46-23-03-000-5550 **Zoned:** RS

**Violations:** **2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a wood fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/02/2024 **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. Specifically, security lights have been installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/02/2024 **Status:** CEH

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 02, 2025 9:00 AM**

**6** **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 07/02/2024 **Status:** CEH

**Agenda No.:** 011 **Complexity Level:** - **Status:** Active  
**Respondent:** KINGS POINT RECREATION CORPORATION, INC. **CEO:** Steve G Bisch  
 6111 Broken Sound Pkwy NW, Ste 200, Boca Raton, FL 33487

**Situs Address:** **Case No:** C-2024-07120011  
**PCN:** **Zoned:**

**Violations:**

- 1** **Details:** Vegetation. The following vegetation is prohibited:
  - (1) All diseased or damaged limbs or foliage that present a hazard.
  - (2) Vegetation that constitutes a fire hazard.
  - (3) Vegetation that impedes or obstructs adequate view of an intersection, traffic sign, railroad crossing or traffic from any street, road or highway.

More specifically, There are traffic signs along northbound and southbound Jog road as well as on the westbound Linton that are partially or completely obstructed by perimeter hedges.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (d)  
**Issued:** 08/06/2024 **Status:** CEH
- 2** **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. More specifically there is vegetation encroaching the pedestrian walkways along north and southbound Jog road as well as westbound Linton  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 08/06/2024 **Status:** CEH

**Agenda No.:** 012 **Complexity Level:** - **Status:** Active  
**Respondent:** Krall, Jay R **CEO:** Steve G Bisch  
 15293 Jackson Rd, Delray Beach, FL 33484-4259

**Situs Address:** 15293 Jackson Rd, Delray Beach, FL **Case No:** C-2024-07050003  
**PCN:** 00-42-46-23-03-000-8600 **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 secondary driveway and parking area has been added on the north side of the parcel through the county Right of way without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 10/01/2024 **Status:** CEH

**Agenda No.:** 013 **Complexity Level:** - **Status:** Active  
**Respondent:** SAXONY CONDOMINIUM ASSOCIATION, INC. **CEO:** Steve G Bisch  
 1200 Park Central Blvd S, PompanoBeach, FL 33064

**Situs Address:** **Case No:** C-2024-08270025  
**PCN:** **Zoned:**

**Violations:**

- 1** **Details:** Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. More specifically there is cracked and spalling concrete on the underside of the walkway between units 383 and 384 Saxony. More easily visible looking up between units 359 and 360.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (j)  
**Issued:** 09/12/2024 **Status:** CEH

**cc:** Castle Management

**Agenda No.:** 014 **Complexity Level:** - **Status:** Active  
**Respondent:** THE GARDEN OWNERS ASSOCIATION, INC. **CEO:** Steve G Bisch  
 2300 W Sample Rd, Ste 310, PompanoBeach, FL 33073

**Situs Address:** SW 5th, Boca Raton, FL **Case No:** C-2024-06170030  
**PCN:** 00-42-47-30-15-000-0030 **Zoned:** RH

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 02, 2025 9:00 AM**

**Violations:**

- 1 **Details:** All structures, buildings, equipment, systems, devices and safeguards required by this code or another existing or previous statute or code for the structure or premises when erected or altered shall be maintained in good working order. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.  
More specifically the canal at this location has missing ground cover, erosion of banks and fallen material causing a hazardous condition.  
**Code:** Palm Beach County Property Maintenance Code - 14-2. - Required maintenance  
**Issued:** 09/25/2024 **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. There is debris on and around the flashboard riser control structure located on the east end of the canal.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 09/25/2024 **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: More Specifically the embankments located on southeast side of the parcel and within the 15-foot maintenance easements near the 55-foot waterways have failed and need remediation.  
**Code:** Unified Land Development Code - 1.A.2  
**Issued:** 09/25/2024 **Status:** CEH

cc: Garden Owners Association Inc.

**Agenda No.:** 015 **Complexity Level:** - **Status:** Active  
**Respondent:** 7714 Solimar Circle LLC **CEO:** Richard F Cataldo  
 200 E Broward Blvd, Ste 1800, Fort Lauderdale, FL 33301  
**Situs Address:** 7714 Solimar Cir, Boca Raton, FL **Case No:** C-2024-07230014  
**PCN:** 00-42-47-21-16-000-0010 **Zoned:** AR

**Violations:**

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a window on right/west wall of residence has been installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/23/2024 **Status:** CEH
- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a roof installed above the atrium has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 09/23/2024 **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, interior renovations have been has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 09/23/2024 **Status:** CEH

cc: 7714 Solimar Circle Llc  
 7714 Solimar Circle Llc  
 Castro, Michael

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 02, 2025 9:00 AM**

**Agenda No.:** 016                                  **Complexity Level:** -                                  **Status:** Active  
**Respondent:** CLERVOYANT, OSELAIS; JEUNE, CARLINE                                  **CEO:** Richard F Cataldo  
5669 Boynton Bay Cir, Boynton Beach, FL 33437-2639

**Situs Address:** 5669 Boynton Bay Cir, Boynton Beach, FL                                  **Case No:** C-2024-10020012  
**PCN:** 00-42-45-26-27-000-0760                                  **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 original driveway has been widened with concrete without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 10/02/2024                                  **Status:** CEH

**2     Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a second concrete driveway has been installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 10/02/2024                                  **Status:** CEH

**3     Details:** Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way. More specifically, the garbage containers are not screened from view.  
**Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.  
**Issued:** 10/02/2024                                  **Status:** CEH

**Agenda No.:** 017                                  **Complexity Level:** -                                  **Status:** Active  
**Respondent:** GUILD, JOAN M                                  **CEO:** Richard F Cataldo  
6567 Via Benita, Boca Raton, FL 33433-6492

**Situs Address:** 6567 Via Benita, Boca Raton, FL                                  **Case No:** C-2024-06200004  
**PCN:** 00-42-47-27-38-000-1380                                  **Zoned:** RS

**Violations:**

**1     Details:** Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)  
**Issued:** 06/24/2024                                  **Status:** CEH

cc: Guild, Joan M

**Agenda No.:** 018                                  **Complexity Level:** -                                  **Status:** Active  
**Respondent:** HENRY, DAVID; JEUDY, MALTIDE                                  **CEO:** Richard F Cataldo  
5720 Boynton Bay Cir, Boynton Beach, FL 33437-2638

**Situs Address:** 5720 Boynton Bay Cir, Boynton Beach, FL                                  **Case No:** C-2024-10280022  
**PCN:** 00-42-45-26-27-000-0610                                  **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, driveway widened with concrete without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 10/28/2024                                  **Status:** CEH

**2     Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a wood fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 10/28/2024                                  **Status:** CEH

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 02, 2025 9:00 AM**

- 3 **Details:** Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way. More specifically, garbage container(s) not screened from view.  
**Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.  
**Issued:** 10/28/2024 **Status:** CEH
- 4 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicle(s) parked on grass.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b.2  
**Issued:** 10/28/2024 **Status:** CEH

**Agenda No.:** 019 **Complexity Level:** - **Status:** Active  
**Respondent:** PROMAPHILE, KESNER P; LOUIS, LOUDEGENIE **CEO:** Richard F Cataldo  
 5717 Boynton Bay Cir, Boynton Beach, FL 33437-2669  
**Situs Address:** 5717 Boynton Bay Cir, Boynton Beach, FL **Case No:** C-2024-10280015  
**PCN:** 00-42-45-26-27-000-0640 **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:** 10/28/2024 **Status:** CEH

**Agenda No.:** 020 **Complexity Level:** - **Status:** Active  
**Respondent:** MOHAMMED, SABRINA; MOHAMED, ASHAY **CEO:** Richard F Cataldo  
 5696 Boynton Cres, Boynton Beach, FL 33437-2636  
**Situs Address:** 5696 Boynton Cres, Boynton Beach, FL **Case No:** C-2024-09170016  
**PCN:** 00-42-45-26-27-000-1200 **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, an attached roofed screened structure at right side of residence 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.:** 021 **Complexity Level:** - **Status:** Active  
**Respondent:** PASQUALINI, ROSA DALVA **CEO:** Richard F Cataldo  
 7627 Cedar Hurst Ct, Lake Worth, FL 33467-7845  
**Situs Address:** 10464 Boynton Place Cir, Boynton Beach, FL **Case No:** C-2024-08290001  
**PCN:** 00-42-45-26-25-000-0040 **Zoned:** RS

- Violations:**
- 1 **Details:** Grass, weeds, and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)  
**Issued:** 08/29/2024 **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, an attached roofed structure at left side of residence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 08/29/2024 **Status:** CEH



**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 02, 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, a fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 08/29/2024 **Status:** CEH

cc: Pasqualini, Rosa Dalva

<b>Agenda No.:</b> 022 <b>Respondent:</b> PLATINA COMMUNITY MASTERS ASSN INC 400 S Dixie Hwy, Ste 420, Boca Raton, FL 33432 <b>Situs Address:</b> 9640 Platina Ave, Boynton Beach, FL <b>PCN:</b> 00-42-45-23-08-018-0000	<b>Complexity Level:</b> - <b>Status:</b> Active <b>CEO:</b> Richard F Cataldo <b>Case No:</b> C-2024-12040004 <b>Zoned:</b> AR
<b>Violations:</b>	<p>2 <b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # P-2021-014172-0000 Fire Sprinkler has become inactive or expired.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1  <b>Issued:</b> 12/06/2024 <b>Status:</b> CEH</p> <p>3 <b>Details:</b> A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, a certificate of completion is required for permit # P-2021-014172-0000 Fire Sprinkler.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 111.5  <b>Issued:</b> 12/06/2024 <b>Status:</b> CEH</p> <p>4 <b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # M-2001-029194-0000 Pool Heater has become inactive or expired.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1  <b>Issued:</b> 12/06/2024 <b>Status:</b> CEH</p> <p>5 <b>Details:</b> A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, a certificate of completion is required for permit # M-2001-029194-0000 Pool Heater.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 111.5  <b>Issued:</b> 12/06/2024 <b>Status:</b> CEH</p> <p>6 <b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # M-2001-007332-0000 Air Conditioning/Heater Change Out has become inactive or expired.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1  <b>Issued:</b> 12/06/2024 <b>Status:</b> CEH</p> <p>7 <b>Details:</b> A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, a certificate of completion is required for permit # M-2001-007332-0000 Air Conditioning/Heater Change Out.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 111.5  <b>Issued:</b> 12/06/2024 <b>Status:</b> CEH</p>

**CODE COMPLIANCE  
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- 8** **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-1996-035712-0000 Canopy/Tent/Membrane has become inactive or expired.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.4.1  
**Issued:** 12/06/2024 **Status:** CEH
- 9** **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-1996-035712-0000 Canopy/Tent/Membrane.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 111.5  
**Issued:** 12/06/2024 **Status:** CEH
- 10** **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-1990-001592-0000 Court (basketball,shuffleboard,tennis) has become inactive or expired.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.4.1  
**Issued:** 12/06/2024 **Status:** CEH
- 11** **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-1990-001592-0000 Court (basketball,shuffleboard,tennis).  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 111.5  
**Issued:** 12/06/2024 **Status:** CEH

**cc:** Platina Community Masters Assn Inc

**Agenda No.:** 023 **Complexity Level:** - **Status:** Active  
**Respondent:** SMYERS, SCOTT; ROCHE, LAUREN **CEO:** Richard F Cataldo  
 4563 Gleneagles Dr, Boynton Beach, FL 33436-4806  
**Situs Address:** 4563 Gleneagles Dr, Boynton Beach, FL **Case No:** C-2024-10280017  
**PCN:** 00-42-45-25-03-000-2300 **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, interior renovations without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 10/30/2024 **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, exterior renovations without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 10/30/2024 **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, storm shutters installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 10/30/2024 **Status:** CEH

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
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- 4** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, pool has been installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 10/30/2024 **Status:** CEH
- 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/ pool barrier installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 10/30/2024 **Status:** CEH

**Agenda No.:** 024 **Complexity Level:** 1 **Status:** Active  
**Respondent:** HERNANDEZ, MAIKEL; CASTILLO, YESSIKA; MOY, OSVALDO **CEO:** Frank A Davis  
3119 Tropical Trl, Lake Worth, FL 33462-3739  
**Situs Address:** 3119 Tropical Trl, Lake Worth, FL **Case No:** C-2024-08270032  
**PCN:** 00-43-45-06-01-013-0070 **Zoned:** RS

- 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, Rear Addition has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 09/10/2024 **Status:** 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, Paver and Concrete Driveway Addition has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 09/10/2024 **Status:** CEH

**Agenda No.:** 025 **Complexity Level:** - **Status:** Active  
**Respondent:** JOURNEY CHURCH LAKE WORTH INC. **CEO:** Frank A Davis  
655 ATLANTIS ESTATES Way, Lake Worth Beach, FL 33462  
**Situs Address:** 6201 S Military Trl, Lake Worth, FL **Case No:** C-2024-12050022  
**PCN:** 00-42-45-01-00-000-3050 **Zoned:** AR

- Violations:**
- 1** **Details:** Operating, playing or using any loudspeaker, loudspeaker system, sound amplifier, radio, television, phonograph, musical instrument, or similar device which generates excessive noise above the allowable maximum sound levels at the property line of inhabited residential land shall be prohibited.  
**Code:** Unified Land Development Code - 5.E.4.B.1.c.  
**Issued:** 12/18/2024 **Status:** SIT
- 2** **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #2022-1408 and Petition #1973-216. No Outdoor Loud Speaker permitted on Site.  
**Code:** Unified Land Development Code - 2.A.11  
**Issued:** 12/18/2024 **Status:** SIT

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
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**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: Special Permits Required for Outside Events  
**Code:** Unified Land Development Code - 1.A.2  
**Issued:** 12/18/2024 **Status:** SIT

cc: Journey Church Lake Worth Inc.

**Agenda No.:** 026 **Complexity Level:** 1 **Status:** Active  
**Respondent:** KEMP, KATHARINE **CEO:** Frank A Davis  
1412 Crest Dr, Lake Worth Beach, FL 33461-6061  
**Situs Address:** 1412 Crest Dr, Lake Worth, FL **Case No:** C-2024-09300019  
**PCN:** 00-43-44-32-01-002-0020 **Zoned:** RS

**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: Single Family Dwelling converted into (3) Units.  
**Code:** Unified Land Development Code - 1.A.2  
**Issued:** 10/08/2024 **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, Rear Addition has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 10/08/2024 **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, Garage Conversion has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 10/08/2024 **Status:** CEH

**Agenda No.:** 027 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Jose Mani Theck as Trustee of the Jose Mani Theck **CEO:** Caroline Foulke  
Revocable Trust dated April 3, 2017  
1911 Palmyra Rd, Albany, GA 31701-1574  
**Situs Address:** 19799 King Fisher Ln, Loxahatchee, FL **Case No:** C-2024-10300003  
**PCN:** 00-40-43-21-01-000-2290 **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, Sheds has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 11/04/2024 **Status:** CLS



**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 02, 2025 9:00 AM**

**Issued:** 12/17/2024 **Status:** CEH

**cc:** Coventry "E" Condominium Association, Inc.

**Agenda No.:** 031 **Complexity Level:** 1 **Status:** Active  
**Respondent:** SHEFFIELD C CONDOMINIUM ASSOCIATION, INC. **CEO:** John Gannotti  
 11358 Okeechobee Blvd, Ste 2, Royal Palm Beach, FL 3341  
**Situs Address:** Sheffield C, West Palm Beach, FL **Case No.:** C-2024-11210022  
**PCN:** **Zoned:** RH

**Violations:**

**2     Details:** Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. More specifically the exterior stairway, deck, porch, balcony, railings, soffits and all other appurtenances  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (j)  
**Issued:** 11/21/2024 **Status:** CEH

**cc:** Sheffield C Condominium Association, Inc.

**Agenda No.:** 032 **Complexity Level:** 1 **Status:** Active  
**Respondent:** THE BRECKENRIDGE CONDOMINIUM ASSOCIATION **CEO:** John Gannotti  
 INC.  
 4455 Military Trl, Ste 200, Jupiter, FL 33458  
**Situs Address:** 5149 Breckenridge Pl, West Palm Beach, FL **Case No.:** C-2024-11070006  
**PCN:** **Zoned:** RH

**Violations:**

**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-2023-040344-0000 Demo non multi-residential has become inactive or expired.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.4.1  
**Issued:** 11/13/2024 **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, B-2023-040344-0000 non/multi-residential.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 111.5  
**Issued:** 11/13/2024 **Status:** CEH

**cc:** The Breckenridge Condominium Association, Inc.

**Agenda No.:** 033 **Complexity Level:** - **Status:** Active  
**Respondent:** Martinez Ordonez, Carlos Antonio; Martinez, Pamela **CEO:** Dennis A Hamburger  
 6561 Whispering Wind Way, Delray Beach, FL 33484-3520  
**Situs Address:** 6561 Whispering Wind Way, Delray Beach, FL **Case No.:** C-2024-07150007  
**PCN:** 00-42-46-15-09-000-0420 **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 white vinyl fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/16/2024 **Status:** CEH

**2     Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a wood fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/16/2024 **Status:** CEH







**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 02, 2025 9:00 AM**

**Violations:**

- 4 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions. More specifically, driveway is in disrepair and not being maintained.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 07/16/2024 **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, wood fence and chain-link fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 07/16/2024 **Status:** CEH

**Agenda No.:** 040

**Complexity Level:** -

**Status:** Active

**Respondent:** Zunun, Reynold Ever Diaz  
410 Philadelphia Dr, Jupiter, FL 33458-4248

**CEO:** Jamie G Illicete

**Situs Address:** 410 Philadelphia Dr, Jupiter, FL

**Case No:** C-2024-06040032

**PCN:** 00-42-41-01-05-012-0060

**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, accessory structure (shed) in backyard has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/07/2024 **Status:** CEH
- 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, brought in fill onto the property changing the elevation and water drainage of the property without obtaining the required site development permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 110.9  
**Issued:** 06/07/2024 **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, extended front driveway with rock/gravel without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/07/2024 **Status:** CEH

**Agenda No.:** 041

**Complexity Level:** 1

**Status:** Active

**Respondent:** Olivera, Beatriz D; Barrios, Olga O  
3602 Carlton Rd, Lake Worth Beach, FL 33461-4510

**CEO:** Ray F Leighton

**Situs Address:** 3602 Carlton Rd, Lake Worth, FL

**Case No:** C-2024-08210028

**PCN:** 00-43-44-30-01-042-0012

**Zoned:** RM

**Violations:**

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

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 02, 2025 9:00 AM**

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 08/22/2024 **Status:** CEH

cc: Code Enforcement

**Agenda No.:** 042 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Chesed Properties, LLC **CEO:** Ray F Leighton  
151 SW Palm Dr, Apt 106, PortStLucie, FL 34986  
**Situs Address:** Boatman St, FL **Case No.:** C-2024-08140017  
**PCN:** 00-42-44-24-45-001-0000 **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 # B-2021-018766-0000 has become inactive or expired.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.4.1  
**Issued:** 08/21/2024 **Status:** CEH

cc: Chesed Properties, Llc

**Agenda No.:** 043 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Exinord, Marie; Georges, Ederson **CEO:** Ray F Leighton  
1019 Bertha St, Lake Worth Beach, FL 33461-5303  
**Situs Address:** 1019 Bertha St, Lake Worth, FL **Case No.:** C-2024-08140005  
**PCN:** 00-42-44-25-16-000-0200 **Zoned:** RM

**Violations:**

**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 screen enclosure addition to the rear of the house 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, perimeter fencing and gates have been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 08/19/2024 **Status:** CLS

**Agenda No.:** 044 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Hurley, Hoover H Jr **CEO:** Ray F Leighton  
2910 French Ave, Lake Worth Beach, FL 33461-3717  
**Situs Address:** 2910 French Ave, Lake Worth, FL **Case No.:** C-2024-08280010  
**PCN:** 00-43-44-20-04-013-0070 **Zoned:** RM

**Violations:**

**2** **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:** 08/28/2024 **Status:** CEH

**3** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically the fences on this property are broken and in disrepair.

**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 08/28/2024 **Status:** CEH



**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 02, 2025 9:00 AM**

**7** **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, the open storage of multiple items to the front of the property that is visible to the public road.

**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 08/01/2024 **Status:** CEH

**Agenda No.:** 046 **Complexity Level:** - **Status:** Active  
**Respondent:** Ciabrone, Gerald; Ciabrone, Sheila **CEO:** Timothy M Madu  
13213 Barwick Rd, Delray Beach, FL 33445-1205  
**Situs Address:** 13213 Barwick Rd, Delray Beach, FL **Case No:** C-2024-05300023  
**PCN:** 00-42-46-12-01-003-0010 **Zoned:** AR

**Violations:**

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

More specifically, the driveway has been extended with pavers without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/31/2024 **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 shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/31/2024 **Status:** CEH

**Agenda No.:** 047 **Complexity Level:** - **Status:** Active  
**Respondent:** Munoz, Yariel **CEO:** Timothy M Madu  
17851 62nd Rd N, Loxahatchee, FL 33470-3218  
**Situs Address:** 17851 62nd Rd N, Loxahatchee, FL **Case No:** C-2024-09090009  
**PCN:** 00-40-42-35-00-000-7520 **Zoned:** AR

**Violations:**

**1** **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit.

Specifically, the commercial vehicle on the property.  
**Code:** Unified Land Development Code - 6.D.1.A.2.a  
**Issued:** 09/11/2024 **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 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, shed 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

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 02, 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 external structure to the northeast of the property 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

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

More specifically, the metal container 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

**Agenda No.:** 048

**Complexity Level:** 1

**Status:** Removed

**Respondent:** PIN GRO VIL INC.

**CEO:** Timothy M Madu

1 E Broward Blvd, Ste 1800, FortLauderdale, FL 33301

**Situs Address:** 8955 W Shady Ln, Boynton Beach, FL

**Case No:** C-2023-07100019

**PCN:** 00-42-45-13-02-000-0470

**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 roof was replaced without a valid building permit.

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

**Issued:** 07/11/2023

**Status:** CLS

cc: Pin-Gro-Vil Inc

**Agenda No.:** 049

**Complexity Level:** 1

**Status:** Active

**Respondent:** JAMCO INC

**CEO:** Nedssa Miranda

1630 CLARE Ave, West Palm Beach, FL 33401 United Stat

**Situs Address:** 860 N Benoist Farms Rd, West Palm Beach, FL

**Case No:** C-2024-11180016

**PCN:** 00-42-43-27-05-006-0504

**Zoned:** IL

**Violations:**

**5 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. 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 application, 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:** 11/25/2024

**Status:** CEH

cc: Jamco Inc

**Agenda No.:** 050

**Complexity Level:** 1

**Status:** Active

**Respondent:** LAMOUR, LORITA; LAMOUR, GLORIEUSE

**CEO:** Nedssa Miranda

5354 Eadie Pl, West Palm Beach, FL 33407-1618

**Situs Address:** 5354 Eadie Pl, West Palm Beach, FL

**Case No:** C-2024-05060015

**PCN:** 00-42-43-02-01-009-0080

**Zoned:** RM

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 02, 2025 9:00 AM**

**Violations:** 3 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

Maintain all sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas in a proper state of repair and free from hazardous conditions. More specifically, the driveway contains crack and potholes and is in a state of disrepair. Please resealed and or repaved the driveway area.

**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 05/09/2024 **Status:** CEH

**Agenda No.:** 051 **Complexity Level:** 1 **Status:** Active  
**Respondent:** PACIFICA WEST PALM LLC **CEO:** Nedssa Miranda  
 155 OFFICE PLAZA Dr, 1 FLOOR, TALLAHASSEE, FL 32301  
**Situs Address:** 1201 Lake Victoria Dr, Apt G Building 52, West Palm Beach FL **Case No:** C-2024-12190017  
**PCN:** 00-42-43-29-23-052-0070 **Zoned:** RS

**Violations:** 1 **Details:** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. Specifically, REPAIR OR REPLACE THE DISHWASHER.

**Code:** Palm Beach County Property Maintenance Code - Section 14-34 (a)  
**Issued:** 12/26/2024 **Status:** CEH

5 **Details:** All cooking and heating equipment, components and accessories in every heating, cooking and water-heating device shall be maintained in good repair, free from leaks and obstructions.

MORE SPECIFICALLY REPAIR OR REPLACE THE WATER HEATER WITH PERMIT.

**Code:** Palm Beach County Property Maintenance Code - Section 14-46 (b) (2)  
**Issued:** 12/26/2024 **Status:** CEH

cc: Pacifica West Palm Llc

**Agenda No.:** 052 **Complexity Level:** 1 **Status:** Active  
**Respondent:** THUM, AARON **CEO:** Nedssa Miranda  
 2201 Collier Ave, Lake Worth Beach, FL 33461-5684  
**Situs Address:** FL **Case No:** C-2024-10160001  
**PCN:** 00-42-43-35-02-004-0020 **Zoned:**

**Violations:** 1 **Details:** Removal of native and non-native vegetation without an ERM issued Vegetation Removal Approval. This action is a violation of Article 14.C.12 (A) Violations which states that " A violation shall be: The alteration or removal of up to 1,500 square feet of native vegetation without an approval from ERM, unless expressly exempt under this Chapter. Alteration or removal of each additional 1,500 square feet of native vegetation or portion thereof in violation of this chapter shall constitute a separate and additional violation."

ULDC 14C.7.B provides that commercial projects and projects requiring Development Officer Review (DRO) shall apply to ERM for approval to remove native vegetation.

**Code:** Unified Land Development Code - 14C.7.B  
**Issued:** 10/17/2024 **Status:** CEH

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:** 10/17/2024 **Status:** CEH

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 02, 2025 9:00 AM**

**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, site development and fill dirt.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 110.10

**Issued:** 10/17/2024

**Status:** CEH

**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:** 10/17/2024

**Status:** CEH

**Agenda No.:** 053

**Complexity Level:** 1

**Status:** Active

**Respondent:** THUM, AARON; THUM, ANGELA  
2201 Collier Ave, Lake Worth Beach, FL 33461-5684

**CEO:** Nedssa Miranda

**Situs Address:** Tall Pines Rd, FL

**Case No:** C-2024-10170003

**PCN:** 00-42-43-35-02-004-0040

**Zoned:** RM

**Violations:**

**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:** 10/17/2024

**Status:** CEH

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 02, 2025 9:00 AM**

**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, SITE DEVELOPMENT AND FILL.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 110.10

**Issued:** 10/17/2024

**Status:** CEH

**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:** 10/17/2024

**Status:** CEH

**6 Details:** Removal of native and non-native vegetation without an ERM issued Vegetation Removal Approval. This action is a violation of Article 14.C.12 (A) Violations which states that " A violation shall be: The alteration or removal of up to 1,500 square feet of native vegetation without an approval from ERM, unless expressly exempt under this Chapter. Alteration or removal of each additional 1,500 square feet of native vegetation or portion thereof in violation of this chapter shall constitute a separate and additional violation."

ULDC 14C.7.B provides that commercial projects and projects requiring Development Officer Review (DRO) shall apply to ERM for approval to remove native vegetation.

**Code:** Unified Land Development Code - 14C.7.B

**Issued:** 10/17/2024

**Status:** CEH

**Agenda No.:** 054

**Complexity Level:** 1

**Status:** Active

**Respondent:** NEIL STEGALL TRUSTEE OF THE RSR FAMILY TRUS  
DATED MARCH 29, 2017  
3127 Washington Rd, West Palm Beach, FL 33405-1644

**CEO:** Nedssa Miranda

**Situs Address:** 4656 Lillian Ave, Palm Beach Gardens, FL

**Case No:** C-2024-11080007

**PCN:** 00-42-42-24-01-000-0861

**Zoned:** RE

**Violations:**

**1 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  
APRIL 02, 2025 9:00 AM**

- |          |  |                    |   |
|----------|--|--------------------|---|
| <b>3</b> | <b>Issued:</b> 11/12/2024  | <b>Status:</b> CEH | <b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.   |
|          |  |                    | 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.   |
|          | <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) |                    |   |
|          | <b>Issued:</b> 11/12/2024  | <b>Status:</b> CEH |   |
| <b>4</b> |  |                    | <b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, Inactive Entry & fireplace permit # B 1995-035293-000 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, Inactive Entry & fireplace permit # B 1995-035293-0000.  |
|          |  |                    | Obtain a Certificate of Completion for Inactive Entry & fireplace permit # B 1995-035293-000 .  |
|          | <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.4.1              |                    |   |
|          | PBC Amendments to FBC 7th Edition (2020) - 111.5                             |                    |   |
|          | <b>Issued:</b> 11/12/2024  | <b>Status:</b> CEH |   |
| <b>5</b> |  |                    | <b>Details:</b> 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.   |
|          | <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (b) |                    |   |
|          | <b>Issued:</b> 11/12/2024  | <b>Status:</b> CEH |   |
| <b>6</b> |  |                    | <b>Details:</b> 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.   |
|          | <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.c                     |                    |   |
|          | <b>Issued:</b> 11/12/2024  | <b>Status:</b> CEH |   |
| <b>7</b> |  |                    | <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, membrane covered/structure has been erected or installed without a valid building permit.  |
|          |  |                    | Obtain required building permits for the membrane covered/structure or remove the membrane covered/structure .  |
|          | <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1                |                    |   |
|          | <b>Issued:</b> 11/12/2024  | <b>Status:</b> CEH |   |

<b>Agenda No.:</b> 055	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> 3466 ARTESIAN DR LLC		<b>CEO:</b> Joanna Mirodias
4631 Brook Dr, West Palm Beach, FL 33417-8208		
<b>Situs Address:</b> 3466 Artesian Dr, Lake Worth, FL		<b>Case No:</b> C-2024-10110011
<b>PCN:</b> 00-43-45-06-02-036-0060		<b>Zoned:</b> RS

- |          |   |
|----------|---|
| <b>1</b> | <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the detached structure to include electric and plumbing located on the southwest side of the property has been erected or installed without a valid building permit. |
|          | <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1   |

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 02, 2025 9:00 AM**

**Issued:** 11/05/2024

**Status:** CEH

**cc:** 3466 Artesian Dr Llc

**Agenda No.:** 056                                      **Complexity Level:** 1                                      **Status:** Active  
**Respondent:** 4909 WPB LLC                                      **CEO:** Joanna Mirodias  
1520 NW 31st Ave, Miami, FL 33125-1941  
**Situs Address:** 4909 Gun Club Rd, West Palm Beach, FL                                      **Case No:** C-2024-08210004  
**PCN:** 00-42-44-01-14-006-0190                                      **Zoned:** RH

**Violations:**

- 2**     **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
          **Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
          **Issued:** 08/21/2024                                      **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 rear patio enclosure / conversion has been erected or installed without a valid building permit.  
          **Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
          **Issued:** 08/21/2024                                      **Status:** CEH

**cc:** 4909 Wpb Llc

**Agenda No.:** 057                                      **Complexity Level:** 1                                      **Status:** Active  
**Respondent:** Almeida Jara, Santiago D                                      **CEO:** Joanna Mirodias  
214 Westwood Cir E, Royal Palm Beach, FL 33411-4402  
**Situs Address:** 214 Westwood Cir E, West Palm Beach, FL                                      **Case No:** C-2024-06130007  
**PCN:** 00-42-43-27-05-010-0031                                      **Zoned:** AR

**Violations:**

- 2**     **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a resurface of a circular driveway of asphalt millings has been erected or installed without a valid building permit.  
          **Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
          **Issued:** 06/18/2024                                      **Status:** CLS
  
- 3**     **Details:** It shall be unlawful for the owner or occupant of a building, structure, or property to utilize the premises of such property for the open storage of any motor vehicle that is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
          **Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
          **Issued:** 06/18/2024                                      **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, the above ground pool has been erected or installed without a valid building permit.  
          **Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
          **Issued:** 06/18/2024                                      **Status:** CLS

**Agenda No.:** 058                                      **Complexity Level:** 1                                      **Status:** Active  
**Respondent:** BLADES NYC BARBERSHOP II INC                                      **CEO:** Joanna Mirodias  
2402 N Dixie Hwy, 5, Lake Worth Beach, FL 33460 United States  
**Situs Address:** 6110 S Congress Ave, Lake Worth, FL                                      **Case No:** C-2024-08210021  
**PCN:** 00-43-45-06-00-000-1050                                      **Zoned:** CG

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 02, 2025 9:00 AM**

**Violations:**

- 1 **Details:** No person shall engage in or manage any business, profession or occupation in the county without obtaining a receipt from the tax collector. Such receipt shall be issued to each person upon receipt of the amount provided in this article. Fees or licenses paid to any board, commission or office for permits, registration, examination, inspection or other purposes shall be deemed to be regulatory and in addition to and not in lieu of any receipt required by this article unless otherwise expressly provided by law. Specifically, the Business Tax Receipt for BLADES NYC BARBERSHOP II INC is not current.  
**Code:** Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17  
**Issued:** 10/22/2024 **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 wall sign "Barber" has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 10/22/2024 **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, interior alterations/modifications to include electrical and plumbing have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 10/22/2024 **Status:** CEH

cc: Blades Nyc Barbershop Ii Inc

**Agenda No.:** 059 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Louis, Belide Alfred **CEO:** Joanna Mirodias  
3570 Ruskin Ave, Boynton Beach, FL 33436-3402  
**Situs Address:** 3570 Ruskin Ave, Boynton Beach, FL **Case No:** C-2024-10070010  
**PCN:** 00-43-45-19-04-015-0220 **Zoned:** RS

**Violations:**

- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the metal roof structure on the east side of the property has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 10/25/2024 **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 fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 10/25/2024 **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, enclosing the carport without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 10/25/2024 **Status:** CEH

**Agenda No.:** 060 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Raymond, Roberson **CEO:** Joanna Mirodias  
3060 Emerald Ln, Lake Worth, FL 33462-3724  
**Situs Address:** 3060 Emerald Ln, Lake Worth, FL **Case No:** C-2024-07260006  
**PCN:** 00-43-45-06-01-016-0030 **Zoned:** RS



**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 02, 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, the vinyl fence 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.:** 063

**Complexity Level:** 1

**Status:** Active

**Respondent:** SNP CAPITAL GROUP LLC

**CEO:** Joanna Mirodias

7901 4th St N, Ste 300, Saint Petersburg, FL 33702-4399

**Situs Address:** 3344 Artesian Dr, Lake Worth, FL

**Case No:** C-2024-10110010

**PCN:** 00-43-45-06-02-029-0080

**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.3  
**Issued:** 11/05/2024 **Status:** CEH
- 2** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b.2  
**Issued:** 11/05/2024 **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 gravel driveway has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 11/05/2024 **Status:** CEH

cc: Snp Capital Group Llc

**Agenda No.:** 064

**Complexity Level:** -

**Status:** Active

**Respondent:** Amador, Elga G

**CEO:** Adam F Moulton

9063 SW 4th St, Boca Raton, FL 33433-4607

**Situs Address:** 9063 SW 4th St, Boca Raton, FL

**Case No:** C-2024-08050010

**PCN:** 00-42-47-29-03-030-0100

**Zoned:** RM

**Violations:**

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 08/06/2024 **Status:** CEH

**Agenda No.:** 065

**Complexity Level:** -

**Status:** Active

**Respondent:** Wolofsky, Soloman; Lebel, Leah

**CEO:** Adam F Moulton

7440 San Clemente Pl, Boca Raton, FL 33433-1005

**Situs Address:** 7440 San Clemente Pl, Boca Raton, FL

**Case No:** C-2024-09190027

**PCN:** 00-42-47-21-05-000-1300

**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, concrete work including cutting and installing of new windows to garage have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 09/24/2024 **Status:** CEH

**Agenda No.:** 066

**Complexity Level:** -

**Status:** Active

**Respondent:** Mandel, Abraham; Mandel, ETTY

**CEO:** Adam F Moulton

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 02, 2025 9:00 AM**

7394 San Sebastian Dr, Boca Raton, FL 33433-1019

**Situs Address:** 7394 San Sebastian Dr, Boca Raton, FL

**Case No:** C-2024-08200020

**PCN:** 00-42-47-21-05-000-0120

**Zoned:** AR

**Violations:**

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

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

**Issued:** 09/23/2024

**Status:** CEH

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

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

**Issued:** 09/23/2024

**Status:** CEH

**Agenda No.:** 067

**Complexity Level:** 1

**Status:** Active

**Respondent:** SAINT JEAN, HENRY; SAINT JEAN, NANCY M  
1042 Fernlea Dr, West Palm Beach, FL 33417-5461

**CEO:** Nick N Navarro

**Situs Address:** 1042 Fernlea Dr, West Palm Beach, FL

**Case No:** C-2024-05080016

**PCN:** 00-42-43-27-21-001-0410

**Zoned:** RS

**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.

>>> White vinyl fence has been erected or installed without a valid building permit. Obtain the proper permit(s) through the Permit Center .

Inactive Permits: pzb-inactive@pbc.gov

Permit Customer Service: 561-233-5119

Permit Apply online: <https://www.pbcgov.org/epzb>

Permit Assistance: PZB-BLD-PermitAssist@pbcgov.org

Permit Office: 2300 N. Jog Road - W.P.B, FL 33411

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

**Issued:** 05/08/2024

**Status:** CEH

cc: Code Compliance

**Agenda No.:** 068

**Complexity Level:** 1

**Status:** Active

**Respondent:** Sheehan, Kelle S  
1196 Carambola Cir, West Palm Beach, FL 33406-5305

**CEO:** Nick N Navarro

**Situs Address:** 1196 Carambola Cir, West Palm Beach, FL

**Case No:** C-2024-08080012

**PCN:** 00-43-44-08-12-000-0520

**Zoned:** RS

**Violations:**

**1** **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically there is a commercial tow truck parked on the property (Ford F-550)

**Code:** Unified Land Development Code - 6.A.1.B.2.a

**Issued:** 08/12/2024

**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, perimeter fencing and gates have been erected or installed without a valid building permit.

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

**Issued:** 08/12/2024

**Status:** CEH

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 02, 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 concrete and paver driveway expansion has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 08/12/2024 **Status:** CEH
- 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, plantation style shutters have been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 08/12/2024 **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 dock and roof structure has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 08/12/2024 **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, electrical conduit, wiring and equipment providing electrical service to the dock has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 08/12/2024 **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 screen enclosure with doors on the rear of the house has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 08/12/2024 **Status:** CEH

**Agenda No.:** 069 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Sheehan, Kelle S **CEO:** Nick N Navarro  
1196 Carambola Cir, West Palm Beach, FL 33406-5305  
**Situs Address:** 1196 Carambola Cir, West Palm Beach, FL **Case No.:** C-2024-08120009  
**PCN:** 00-43-44-08-12-000-0520 **Zoned:** RS

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

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

**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)  
**Issued:** 08/12/2024 **Status:** CEH

**Agenda No.:** 070 **Complexity Level:** - **Status:** Active  
**Respondent:** Dominique, Rony; Atilus, Iranaise **CEO:** Steve R Newell

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 02, 2025 9:00 AM**

3293 Bermuda Rd, Palm Beach Gardens, FL 33410-2424

**Situs Address:** 3293 Bermuda Rd, Palm Beach Gardens, FL  
**PCN:** 00-43-41-31-02-021-0160

**Case No:** C-2024-08130030  
**Zoned:** RM

**Violations:**

- |          |   |
|----------|---|
| <b>1</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a brick paver driveway has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1<br/> <b>Issued:</b> 08/14/2024 <b>Status:</b> CEH</p> |
| <b>2</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a fence has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1<br/> <b>Issued:</b> 08/14/2024 <b>Status:</b> CEH</p>                |
| <b>3</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a shed has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1<br/> <b>Issued:</b> 08/14/2024 <b>Status:</b> CEH</p>                 |
| <b>4</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a pergola has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1<br/> <b>Issued:</b> 08/14/2024 <b>Status:</b> CEH</p>              |

**Agenda No.:** 071

**Complexity Level:** -

**Status:** Active

**Respondent:** Farrell, Michael T

**CEO:** Steve R Newell

3688 Holiday Rd, Palm Beach Gardens, FL 33410-2234

**Situs Address:** 3688 Holiday Rd, Palm Beach Gardens, FL  
**PCN:** 00-43-41-31-04-031-0150

**Case No:** C-2024-10310001  
**Zoned:** RM

**Violations:**

- |          |   |
|----------|---|
| <b>3</b> | <p><b>Details:</b> Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24-hour period. Specifically, a trailer.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b<br/> <b>Issued:</b> 10/31/2024 <b>Status:</b> CEH</p> |
| <b>5</b> | <p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any building material, construction debris, or similar items. Specifically, concrete paver stones in the front yard.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)<br/> <b>Issued:</b> 10/31/2024 <b>Status:</b> CEH</p>                          |

**Agenda No.:** 072

**Complexity Level:** -

**Status:** Active

**Respondent:** Hercules, Ramon; Rosa, Mata

**CEO:** Steve R Newell

1607 Pleasant Dr, North Palm Beach, FL 33408-2645

**Situs Address:** 1607 Pleasant Dr, North Palm Beach, FL  
**PCN:** 00-43-41-32-07-000-0010

**Case No:** C-2024-07260014  
**Zoned:** RH

**Violations:**

- |          |   |
|----------|---|
| <b>1</b> | <p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. The back yard needs to be clear of all open storage as previously mentioned.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)<br/> <b>Issued:</b> 08/21/2024 <b>Status:</b> CEH</p> |
|----------|---|



**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 02, 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. Specifically, a shed (Northeast side of property) 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
  
- 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a covered porch (southwest corner) 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.:** 073 **Complexity Level:** - **Status:** Active  
**Respondent:** JEAN BAPTISTE, Monarque; JEAN BAPTISTE JOSEPH. **CEO:** Steve R Newell  
 Nadege  
 3745 Atlantic Rd, Palm Beach Gardens, FL 33410-2330  
**Situs Address:** 3745 Atlantic Rd, Palm Beach Gardens, FL **Case No:** C-2024-05140026  
**PCN:** 00-43-41-31-01-008-0080 **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. Specifically, the driveway pavers appearing on your property have been erected or installed without a valid building permit issued by the County Building Department.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/17/2024 **Status:** CEH

cc: Code Enforcement

**Agenda No.:** 074 **Complexity Level:** - **Status:** Active  
**Respondent:** Perez, Jorge; Perez, Natalia **CEO:** Steve R Newell  
 3853 Catalina Rd, Palm Beach Gardens, FL 33410-2340  
**Situs Address:** 3853 Catalina Rd, Palm Beach Gardens, FL **Case No:** C-2024-07180025  
**PCN:** 00-43-41-31-01-006-0130 **Zoned:** RM

- Violations:**
- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a brick paver driveway has been installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 07/19/2024 **Status:** CEH
  
  - 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, windows and doors have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 07/19/2024 **Status:** CEH

**Agenda No.:** 075 **Complexity Level:** 1 **Status:** Active

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 02, 2025 9:00 AM**

**Respondent:** PEDRO DE LA UZ ESTATE Unknown Personal  
Representative, Spouse, Heirs, Devisees, Grantees,  
Assignees, Lienors, Creditors, Trustees and All Other  
Parties Claiming By, Through, Under or Against the Estate  
of Joyce J Barnhouse and All Other Unknown Persons or  
Parties Having or Claiming to Have Any Right, Title or  
Interest in the Property Located at 1183 Woodcrest Rd W.  
WPB. FL.; and Unknown Personal Representative, Spouse,  
Heirs, Devisees, Grantees, Assignees, Lienors, Creditors,  
Trustees and All Other Parties Claiming By, Through, Unde  
or Against the Estate of Pedro De La Uz and All Other  
Unknown Persons or Parties Having or Claiming to Have  
Any Right, Title or Interest in the Property Located at 1183  
Woodcrest Rd W. WPB. FL.  
1183 Woodcrest Rd W, West Palm Beach, FL 33417-5726

**CEO:** Paul Pickett

**Situs Address:** 1183 Woodcrest Rd W, West Palm Beach, FL  
**PCN:** 00-42-43-26-18-006-0030

**Case No:** C-2024-09100005  
**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, GAZEBO has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 09/30/2024 **Status:** CEH
  - 2** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b.2  
**Issued:** 09/30/2024 **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, ACCESSORY STRUCTURE (FENCE) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 09/30/2024 **Status:** CEH

**Agenda No.:** 076 **Complexity Level:** 1 **Status:** Active  
**Respondent:** PERALTA, HECTOR **CEO:** Paul Pickett  
4945 Saratoga Rd, West Palm Beach, FL 33415-7415

**Situs Address:** 4945 Saratoga Rd, West Palm Beach, FL **Case No:** C-2024-04300025  
**PCN:** 00-42-44-12-31-000-0830 **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:** 06/24/2024 **Status:** CEH

**Agenda No.:** 077 **Complexity Level:** - **Status:** Active  
**Respondent:** BOONPHUN OF ATLANTIC LLC **CEO:** Debbie N Plaud  
511 S Olive Ave, West Palm Beach, FL 33401-5907

**Situs Address:** 10775 61st St S, Lake Worth, FL **Case No:** C-2024-06280007  
**PCN:** 00-41-45-01-00-000-3440 **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 carport (accessory structure) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 08/28/2024 **Status:** CEH

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 02, 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, storage containers have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 08/28/2024 **Status:** CEH

**Agenda No.:** 078 **Complexity Level:** - **Status:** Active  
**Respondent:** CROWN CASTLE SOUTH LLC **CEO:** Debbie N Plaud  
1200 South Pine Island Rd, Plantation, FL 33324 United States  
**Situs Address:** 9265 Pineville Dr, Lake Worth, FL **Case No:** C-2023-08250003  
**PCN:** 00-42-44-42-03-003-0000 **Zoned:** PUD

**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-2019-024862-0000 Communication Antenna has become inactive or expired.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.4.1  
**Issued:** 06/06/2024 **Status:** CEH

**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, permit #B-2019-024862-0000 Communication Antenna requires certificate of completion.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 111.5  
**Issued:** 06/06/2024 **Status:** CEH

**4** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2017-034133-0000 Communication Antenna has become inactive or expired. has become inactive or expired.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.4.1  
**Issued:** 06/06/2024 **Status:** CEH

**5** **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-2017-034133-0000 Communication Antenna requires certificate of completion.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 111.5  
**Issued:** 06/06/2024 **Status:** CEH

**cc:** Crown Castle South Llc; Crown Communication Inc  
Lockett, Shanitra

**Agenda No.:** 079 **Complexity Level:** - **Status:** Active  
**Respondent:** Felsot, Darren R; Felsot, Ashley Johnson **CEO:** Debbie N Plaud  
3269 Palomino Dr, Lake Worth, FL 33462-3611  
**Situs Address:** 3269 Palomino Dr, Lake Worth, FL **Case No:** C-2024-02270016  
**PCN:** 00-43-45-06-02-027-0180 **Zoned:** RS

**Violations:**

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

# CODE COMPLIANCE SPECIAL MAGISTRATE HEARING AGENDA APRIL 02, 2025 9:00 AM

**Agenda No.:** 080 **Complexity Level:** - **Status:** Active  
**Respondent:** H FARMS, LLC **CEO:** Debbie N Plaud  
 115 N Calhoun St, Ste 4, Tallahassee, FL 32301 United Stat  
**Situs Address:** 10689 Heritage Farms Rd, Lake Worth, FL **Case No:** C-2024-08230019  
**PCN:** 00-41-45-12-00-000-3160 **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 driveway has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 09/30/2024 **Status:** CEH
  
  - 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:** 09/30/2024 **Status:** CEH
  
  - 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, site development permit is required for fill/earthwork.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 110.10  
**Issued:** 09/30/2024 **Status:** CEH

cc: Kenner + Imparato, Pllc

**Agenda No.:** 081 **Complexity Level:** - **Status:** Removed  
**Respondent:** Niewiadomski, Piotrek **CEO:** Debbie N Plaud  
 7411 Seabreeze Dr, Lake Worth, FL 33467-6451  
**Situs Address:** 7411 Seabreeze Dr, Lake Worth, FL **Case No:** C-2024-09060005  
**PCN:** 00-42-43-27-05-032-2910 **Zoned:** AR

- Violations:**
- 1** **Details:** All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.  
  
 More specifically, bee infestation/beehive near the roof of the home.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-36  
**Issued:** 09/06/2024 **Status:** CLS

cc: Code Compliance



**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 02, 2025 9:00 AM**

**Violations:**

- |          |   |
|----------|---|
| <b>1</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>&gt;&gt;&gt;More specifically, WHITE 6' FENCE has been erected or installed without a valid building permit. Obtain required building permits for the 6' WHITE FENCE or remove the 6' WHITE FENCE.</p> <p>*Prior to submitting a permit, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1<br/><b>Issued:</b> 11/07/2024 <span style="float: right;"><b>Status:</b> CLS</span></p>  |
| <b>2</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>&gt;&gt;&gt;More specifically, THE FRONT DOOR has been erected or installed without a valid building permit. Obtain required building permits for the FRONT DOOR or remove the FRONT DOOR.</p> <p>*Prior to submitting a permit, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1<br/><b>Issued:</b> 11/07/2024 <span style="float: right;"><b>Status:</b> CLS</span></p>  |
| <b>3</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>&gt;&gt;&gt;More specifically, WINDOWS has been erected or installed without a valid building permit. Obtain required building permits for the WINDOWS or remove the WINDOWS.</p> <p>*Prior to submitting a permit, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1<br/><b>Issued:</b> 11/07/2024 <span style="float: right;"><b>Status:</b> CLS</span></p>   |
| <b>4</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>&gt;&gt;&gt;More specifically, RENOVATION OF EXTERIOR WALL (SOUTH OF THE FRONT DOOR) has been erected or installed without a valid building permit. Obtain required building permits for the RENOVATION OF EXTERIOR WALL (SOUTH OF THE FRONT DOOR) or remove the RENOVATION OF EXTERIOR WALL (SOUTH OF THE FRONT DOOR).</p> <p>*Prior to submitting a permit, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1<br/><b>Issued:</b> 11/07/2024 <span style="float: right;"><b>Status:</b> CLS</span></p> |

<b>Agenda No.:</b> 086	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> LEARY, STEPHEN M; LEARY, ANTONELLA R 10250 Trailwood Cir, Jupiter, FL 33478-4767		<b>CEO:</b> Ronald Ramos
<b>Situs Address:</b> 10250 Trailwood Cir, Jupiter, FL		<b>Case No.:</b> C-2024-05220018
<b>PCN:</b> 00-41-41-01-02-000-0210		<b>Zoned:</b> RE

**Violations:**

- |          |   |
|----------|---|
| <b>1</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>&gt;&gt;&gt;More specifically, WIRE FENCE has been erected or installed without a valid building permit. Obtain required building permits for the WIRE FENCE or remove the WIRE FENCE.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/><b>Issued:</b> 06/05/2024 <span style="float: right;"><b>Status:</b> CEH</span></p> |
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**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 02, 2025 9:00 AM**

**Agenda No.:** 087                                      **Complexity Level:** 1                                      **Status:** Active  
**Respondent:** Unknown Personal Representative, Spouse, Heirs,                                      **CEO:** Teresa G Rouse  
Devises, Grantees, Assignees, Lienors, Creditors, Trustees  
and All Other Parties Claiming By, Through, Under or  
Against the Estate of Kelly Raper and All Other Unknown  
Persons or Parties Having or Claiming to Have Any Right,  
Title or Interest in the Property Located at (22877 Dolphin  
Rd, Boca Raton and 00-41-47-25-02-000-0350).  
22877 Dolphin Rd, Boca Raton, FL 33428-5419

**Situs Address:** 22877 Dolphin Rd, Boca Raton, FL                                      **Case No:** C-2024-01120008  
**PCN:** 00-41-47-25-02-000-0350                                      **Zoned:** AR

**Violations:**

<b>2</b>	<b>Details:</b> All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Specifically, the driveway is in disrepair. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (b) <b>Issued:</b> 01/19/2024 <b>Status:</b> CEH
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**Agenda No.:** 088                                      **Complexity Level:** -                                      **Status:** Active  
**Respondent:** Antunes, Rodrigo Da Silva                                      **CEO:** Teresa G Rouse  
23338 Country Club Dr W, Boca Raton, FL 33428-5880  
**Situs Address:** 23338 Country Club Dr W, Boca Raton, FL                                      **Case No:** C-2024-09190025  
**PCN:** 00-41-47-36-07-000-1620                                      **Zoned:** AR

**Violations:**

<b>1</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, an addition has been erected to the home without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 10/17/2024 <b>Status:</b> CEH
<b>2</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a 6-foot wooden fence has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 10/17/2024 <b>Status:</b> CEH

**Agenda No.:** 089                                      **Complexity Level:** -                                      **Status:** Active  
**Respondent:** Dos Locos Rentals LLC                                      **CEO:** Teresa G Rouse  
1761 W Hillsborough Blvd, Ste 323, Deerfield Beach, FL  
33442  
**Situs Address:** 11950 Anchorage Way, Boca Raton, FL                                      **Case No:** C-2024-11190003  
**PCN:** 00-41-47-36-03-000-7100                                      **Zoned:** AR

**Violations:**

<b>4</b>	<b>Details:</b> The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. Specifically, the roof appears to be in a state of disrepair. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) <b>Issued:</b> 11/19/2024 <b>Status:</b> CEH
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cc: Occupant

**Agenda No.:** 090                                      **Complexity Level:** -                                      **Status:** Active  
**Respondent:** Edwards, Anthony; Edwards, Yvonne                                      **CEO:** Teresa G Rouse  
22640 Sea Bass Dr, Boca Raton, FL 33428-4621  
**Situs Address:** 22640 Sea Bass Dr, Boca Raton, FL                                      **Case No:** C-2024-11010013  
**PCN:** 00-41-47-27-04-002-0260                                      **Zoned:** RT

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 02, 2025 9:00 AM**

**Violations:**

- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Specifically, but not limited to, what appears to be an inoperable vehicle's parked in the driveway.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 12/09/2024 **Status:** CEH
- 2 **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. Specifically, more than one unregistered vehicle is being parked onsite.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a  
**Issued:** 12/09/2024 **Status:** CEH
- 3 **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:** 12/09/2024 **Status:** CEH

**Agenda No.:** 091 **Complexity Level:** - **Status:** Removed  
**Respondent:** Hall, Richard D; Hall, Robin G **CEO:** Teresa G Rouse  
22719 Horse Shoe Way, Boca Raton, FL 33428-5505  
**Situs Address:** 22719 Horse Shoe Way, Boca Raton, FL **Case No:** C-2024-06140006  
**PCN:** 00-41-47-26-04-004-0010 **Zoned:** RE

**Violations:**

- 2 **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:  
a. The barrier must be at least four (4) feet high on the outside.  
b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.  
c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door  
  
More specifically, the approved screen enclosure barrier has been removed.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)  
**Issued:** 06/21/2024 **Status:** CLS

cc: Code Compliance

**Agenda No.:** 092 **Complexity Level:** - **Status:** Active  
**Respondent:** Hannah, Kymberly **CEO:** Teresa G Rouse  
10532 Pebble Cove Ln, Boca Raton, FL 33498-6341  
**Situs Address:** 10532 Pebble Cove Ln, Boca Raton, FL **Case No:** C-2024-08120026  
**PCN:** 00-41-47-01-22-000-0410 **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 open porch has been enclosed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 08/14/2024 **Status:** CEH

**Agenda No.:** 093 **Complexity Level:** - **Status:** Active  
**Respondent:** Mango Holdings LLC **CEO:** Teresa G Rouse  
1801 N Highland Ave, Tampa, FL 33602  
**Situs Address:** 11644 Venetian Ave, Boca Raton, FL **Case No:** C-2024-09300014  
**PCN:** 00-41-47-36-03-000-5830 **Zoned:** AR



**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 02, 2025 9:00 AM**

**Violations:** **2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 10/22/2024 **Status:** CEH

cc: Mango Holdings Llc  
Mango Holdings Llc

**Agenda No.:** 094 **Complexity Level:** - **Status:** Active  
**Respondent:** Yashoda Bala LLC, a Florida Limited Liability Company, a CEO: Teresa G Rouse  
its Trustee to 10193 Marlin Drive Land Trust, dated July 15,  
2021  
6574 N State Road 7, 175, Coconut Creek, FL 33073  
**Situs Address:** 10193 Marlin Dr, Boca Raton, FL **Case No:** C-2024-08230016  
**PCN:** 00-41-47-25-02-000-0940 **Zoned:** AR

**Violations:** **3** **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. Specifically, the mobile home skirting is in disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 08/29/2024 **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, Wooden Structure along the rear property line has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 08/29/2024 **Status:** CEH

**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 Metal Shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 08/29/2024 **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, the Fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 08/29/2024 **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, Flood Light with exposed Romex has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 08/29/2024 **Status:** CEH

**8** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically the Fence is in need of repair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 08/29/2024 **Status:** CEH

**9** **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 of trash debris, auto parts, and appliances.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 08/29/2024 **Status:** CEH

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 02, 2025 9:00 AM**

cc: Yashoda Bala Llc, A Florida Limited Liability Company, As Its Trustee To 10193

**Agenda No.:** 095                                      **Complexity Level: -**                                      **Status:** Active  
**Respondent:** Siebert, Otto; Siebert, Zethamae                                      **CEO:** Omar J Sheppard  
4854 Vilma Ln, West Palm Beach, FL 33417-5326  
**Situs Address:** 4854 Vilma Ln, West Palm Beach, FL                                      **Case No:** C-2024-07020006  
**PCN:** 00-42-43-25-00-000-3221                                      **Zoned:** RH

- |                    |   |
|--------------------|---|
| <b>Violations:</b> | <p><b>5</b>    <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a metal carport has been erected or installed without a valid building permit.<br/><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/><b>Issued:</b> 07/09/2024                                      <b>Status:</b> CEH</p> <p><b>6</b>    <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed has been erected or installed without a valid building permit.<br/><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/><b>Issued:</b> 07/09/2024                                      <b>Status:</b> CEH</p> <p><b>8</b>    <b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # PR-2001-042487-0000 for Pool Residential in Ground has become inactive or expired.<br/><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.4.1<br/><b>Issued:</b> 07/09/2024                                      <b>Status:</b> CLS</p> <p><b>9</b>    <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a pool pump has been erected or installed without a valid building permit.<br/><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/><b>Issued:</b> 07/09/2024                                      <b>Status:</b> CEH</p> <p><b>10</b>   <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a pool heater has been erected or installed without a valid building permit.<br/><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/><b>Issued:</b> 07/09/2024                                      <b>Status:</b> CEH</p> |
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**Agenda No.:** 096                                      **Complexity Level: -**                                      **Status:** Active  
**Respondent:** Wilcoxon, Jason                                      **CEO:** Omar J Sheppard  
17537 Orange Grove Blvd, Loxahatchee, FL 33470-3570  
**Situs Address:** 17537 Orange Grove Blvd, Loxahatchee, FL                                      **Case No:** C-2024-08220008  
**PCN:** 00-40-43-11-00-000-4030                                      **Zoned:** AR

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|--------------------|--|
| <b>Violations:</b> | <p><b>1</b>    <b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2021-011585-0000 for an in-ground residential pool has become inactive or expired.<br/><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1<br/><b>Issued:</b> 09/23/2024                                      <b>Status:</b> CEH</p> |
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**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 02, 2025 9:00 AM**

**Agenda No.:** 097                                      **Complexity Level: -**                                      **Status:** Active  
**Respondent:** Leslie B Lillberg, Life Tenant; Elizabeth Lillberg,                                      **CEO:** Christina G Stodd  
Remainderman; and Kenneth Lillberg, Remainderman.  
10979 Denoeu Rd, Boynton Beach, FL 33472-4535  
**Situs Address:** 10979 Denoeu Rd, Boynton Beach, FL                                      **Case No:** C-2024-07160043  
**PCN:** 00-41-45-13-02-001-0011                                      **Zoned:** RE

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2006-056278-0000 for an Accessory Dwelling has become inactive or expired.<br><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1<br><b>Issued:</b> 08/20/2024 <b>Status:</b> CEH |
| <b>2</b> | <b>Details:</b> 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-2006-056278-0000 which is for an Accessory Dwelling needs a Certificate of Occupancy.<br><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 111.1<br><b>Issued:</b> 08/20/2024 <b>Status:</b> CEH   |
| <b>3</b> | <b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit #B-2006-031464-0000 for a Residential Addition has become inactive or expired.<br><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1<br><b>Issued:</b> 08/20/2024 <b>Status:</b> CEH |
| <b>4</b> | <b>Details:</b> 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-2006-031464-0000 for a Residential Addition needs a Certificate of Occupancy.<br><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 111.1<br><b>Issued:</b> 08/20/2024 <b>Status:</b> CEH   |

**Agenda No.:** 098                                      **Complexity Level: -**                                      **Status:** Active  
**Respondent:** Marshall, Richard                                      **CEO:** Christina G Stodd  
15210 67th Ct N, Loxahatchee, FL 33470-5331  
**Situs Address:** 15210 67th Ct N, Loxahatchee, FL                                      **Case No:** C-2024-09110020  
**PCN:** 00-41-42-31-00-000-1055                                      **Zoned:**

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, many stacks of plastic milk crates openly stored in the front driveway area.<br><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)<br><b>Issued:</b> 10/04/2024 <b>Status:</b> CEH |
|----------|--|

**Agenda No.:** 099                                      **Complexity Level: -**                                      **Status:** Active  
**Respondent:** Metts, Danny R; Metts, Marie                                      **CEO:** Christina G Stodd  
8311 El Paso Dr, Lake Worth, FL 33467-1107  
**Situs Address:** 8311 El Paso Dr, Lake Worth, FL                                      **Case No:** C-2024-08060044  
**PCN:** 00-42-44-19-01-022-0140                                      **Zoned:** AR

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to several vehicles observed to be inoperable and in a state of disrepair and openly stored on the property.<br><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) |
|----------|--|

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 02, 2025 9:00 AM**

<b>2</b>	<b>Issued:</b> 08/08/2024	<b>Status:</b> CEH
	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, wood and wire fencing and gates have been erected or installed without a valid building permit.	
	<b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1	
	<b>Issued:</b> 08/08/2024	<b>Status:</b> CEH
<b>3</b>		
	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a mechanical motor that operates the west gate, has been erected or installed without a valid building permit.	
	<b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1	
	<b>Issued:</b> 08/08/2024	<b>Status:</b> CEH
<b>4</b>		
	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an electric connection to the gate motor has been erected or installed without a valid building permit.	
	<b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1	
	<b>Issued:</b> 08/08/2024	<b>Status:</b> CEH
<b>5</b>		
	<b>Details:</b> 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.	
	<b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.a	
	<b>Issued:</b> 08/08/2024	<b>Status:</b> CEH

<b>Agenda No.:</b> 100	<b>Complexity Level:</b> 1	<b>Status:</b> Active																
<b>Respondent:</b> Blair, Josephine M 1306 Willow Rd, West Palm Beach, FL 33406-5066		<b>CEO:</b> Charles Zahn																
<b>Situs Address:</b> 1306 Willow Rd, West Palm Beach, FL		<b>Case No:</b> C-2024-12170005																
<b>PCN:</b> 00-43-44-07-03-002-0151		<b>Zoned:</b> RM																
<b>Violations:</b>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;"><b>1</b></td> <td style="width: 15%;"><b>Details:</b> Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.</td> </tr> <tr> <td></td> <td><b>Code:</b> Unified Land Development Code - 6.D.1.A.3.d</td> </tr> <tr> <td></td> <td><b>Issued:</b> 12/19/2024</td> </tr> <tr> <td></td> <td style="text-align: right;"><b>Status:</b> CEH</td> </tr> <tr> <td style="text-align: center; vertical-align: top;"><b>2</b></td> <td><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</td> </tr> <tr> <td></td> <td><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</td> </tr> <tr> <td></td> <td><b>Issued:</b> 12/19/2024</td> </tr> <tr> <td></td> <td style="text-align: right;"><b>Status:</b> CEH</td> </tr> </table>		<b>1</b>	<b>Details:</b> Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.		<b>Code:</b> Unified Land Development Code - 6.D.1.A.3.d		<b>Issued:</b> 12/19/2024		<b>Status:</b> CEH	<b>2</b>	<b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.		<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)		<b>Issued:</b> 12/19/2024		<b>Status:</b> CEH
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	<b>Issued:</b> 12/19/2024																	
	<b>Status:</b> CEH																	
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	<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)																	
	<b>Issued:</b> 12/19/2024																	
	<b>Status:</b> CEH																	

<b>Agenda No.:</b> 101	<b>Complexity Level:</b> 1	<b>Status:</b> Removed								
<b>Respondent:</b> Rios, Teri C 1531 Drexel Rd, Lot 415, West Palm Beach, FL 33417		<b>CEO:</b> Charles Zahn								
<b>Situs Address:</b> 1531 Drexel Rd, Lot 415, FL		<b>Case No:</b> C-2024-06200031								
<b>PCN:</b>		<b>Zoned:</b>								
<b>Violations:</b>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;"><b>1</b></td> <td style="width: 15%;"><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, addition to the mobile home has been erected or installed without a valid building permit.</td> </tr> <tr> <td></td> <td><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</td> </tr> <tr> <td></td> <td><b>Issued:</b> 07/02/2024</td> </tr> <tr> <td></td> <td style="text-align: right;"><b>Status:</b> CLS</td> </tr> </table>		<b>1</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, addition to the mobile home has been erected or installed without a valid building permit.		<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1		<b>Issued:</b> 07/02/2024		<b>Status:</b> CLS
<b>1</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, addition to the mobile home has been erected or installed without a valid building permit.									
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	<b>Issued:</b> 07/02/2024									
	<b>Status:</b> CLS									

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
APRIL 02, 2025 9:00 AM**

<b>2</b>	<p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 07/02/2024 <span style="float: right;"><b>Status:</b> CLS</span></p>
<b>3</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, carport has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 07/02/2024 <span style="float: right;"><b>Status:</b> CLS</span></p>
<b>4</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, multiple sheds, have been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 07/02/2024 <span style="float: right;"><b>Status:</b> CLS</span></p>

<b>Agenda No.:</b> 102	<b>Complexity Level:</b> 1	<b>Status:</b> Active				
<b>Respondent:</b> Vasquez, Norma A 1531 Drexel Rd, Lot 409, West Palm Beach, FL 33417		<b>CEO:</b> Charles Zahn				
<b>Situs Address:</b> 1531 Drexel Rd, Lot 409, FL		<b>Case No:</b> C-2024-05310035				
<b>PCN:</b>		<b>Zoned:</b>				
<b>Violations:</b>	<table border="1"> <tr> <td style="width: 5%; text-align: center;"><b>2</b></td> <td> <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed or shed(s) has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 06/07/2024 <span style="float: right;"><b>Status:</b> CEH</span></p> </td> </tr> <tr> <td style="text-align: center;"><b>3</b></td> <td> <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, added additional aluminum pan roof to the existing pan roof without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 06/07/2024 <span style="float: right;"><b>Status:</b> CEH</span></p> </td> </tr> </table>		<b>2</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed or shed(s) has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 06/07/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>	<b>3</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, added additional aluminum pan roof to the existing pan roof without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 06/07/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>
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<b>Agenda No.:</b> 103	<b>Complexity Level:</b> 1	<b>Status:</b> Active				
<b>Respondent:</b> Velasquez, Juan Perez 1531 Drexel Rd, Lot 387, West Palm Beach, FL 33417		<b>CEO:</b> Charles Zahn				
<b>Situs Address:</b> 1531 Drexel Rd, Lot 387, West Palm Beach, FL		<b>Case No:</b> C-2024-05160017				
<b>PCN:</b>		<b>Zoned:</b> AR				
<b>Violations:</b>	<table border="1"> <tr> <td style="width: 5%; text-align: center;"><b>1</b></td> <td> <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, room addition to the rear and the side of the mobile home to include all trades has been erected or installed without a valid building permit. The final inspection shall be made after all work required by the building permit is completed. Specifically, no final inspection on file for the construction on site, room addition.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10</p> <p><b>Issued:</b> 05/29/2024 <span style="float: right;"><b>Status:</b> CEH</span></p> </td> </tr> <tr> <td style="text-align: center;"><b>2</b></td> <td> <p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> </td> </tr> </table>		<b>1</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, room addition to the rear and the side of the mobile home to include all trades has been erected or installed without a valid building permit. The final inspection shall be made after all work required by the building permit is completed. Specifically, no final inspection on file for the construction on site, room addition.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10</p> <p><b>Issued:</b> 05/29/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>	<b>2</b>	<p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p>
<b>1</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, room addition to the rear and the side of the mobile home to include all trades has been erected or installed without a valid building permit. The final inspection shall be made after all work required by the building permit is completed. Specifically, no final inspection on file for the construction on site, room addition.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10</p> <p><b>Issued:</b> 05/29/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>					
<b>2</b>	<p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p>					

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 02, 2025 9:00 AM**

**Issued:** 05/29/2024

**Status:** CEH

**Agenda No.:** 104                                      **Complexity Level:** 1                                      **Status:** Active  
**Respondent:** Williams, John    **CEO:** Charles Zahn  
1531 Drexel Rd, Lot 411, West Palm Beach, FL 33417  
**Situs Address:** 1531 Drexel Rd, Lot 411, FL                                      **Case No:** C-2024-05310036  
**PCN:**    **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, shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/07/2024                                      **Status:** CEH

**Agenda No.:** 105                                      **Complexity Level:** 3                                      **Status:** Active  
**Respondent:** Ross, Frona S    **CEO:** Elizabeth A Gonzalez  
765 Bamboo Dr, Boca Raton, FL 33432-3002  
**Situs Address:** 4558 Avalon St, Boca Raton, FL 33428                                      **Case No:** C-2021-09300028  
**PCN:** 00-41-47-25-05-008-0490                                      **Zoned:** RS

**Violations:** **1**      **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to landscape material. More Specifically, Chain link Fence  
**Code:** Palm Beach County Codes & Ordinances - Ordinance 2019-030  
**Issued:** 09/30/2021                                      **Status:** CEH

**cc:** Building Division

**Agenda No.:** 106                                      **Complexity Level:** -                                      **Status:** Active  
**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.:** 107                                      **Complexity Level:** -                                      **Status:** Active  
**Respondent:** THE PLUM AT BOCA POINTE CONDOMINIUM    **CEO:** Adam F Moulton  
ASSOCIATION, INC.  
40 SE 5th St, 610, Boca Raton, FL 33432  
**Situs Address:** 6531 Via Regina, FL                                      **Case No:** C-2024-10310010  
**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. 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

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**APRIL 02, 2025 9:00 AM**

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

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**Agenda No.:** 108                                    **Complexity Level:** -                                    **Status:** Active  
**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

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**Agenda No.:** 109                                    **Complexity Level:** 1                                    **Status:** Active  
**Respondent:** Martino, Anthony                                    **CEO:** Joanna Mirodias  
3020 Indian Trl, Lake Worth, FL 33462-3748  
**Situs Address:** 3020 Indian Trl, Lake Worth, FL                                    **Case No:** C-2024-08130029  
**PCN:** 00-43-45-06-01-009-0010                                    **Zoned:** RS

- Violations:**
- 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.:** 110                                    **Complexity Level:** -                                    **Status:** Active  
**Respondent:** Dieuvil, Guilfort                                    **CEO:** Debbie N Plaud  
8757 Baystone Cv, Boynton Beach, FL 33473-4877  
**Situs Address:** 8757 Baystone Cv, Boynton Beach, FL                                    **Case No:** C-2025-01080011  
**PCN:** 00-42-45-32-03-000-0790                                    **Zoned:** AGR-PUD

- Violations:**
- 1     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:** 01/28/2025                                    **Status:** CEH
  - 2     Details:** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. More Specifically, but not limited to, the interior of the structure is in a state of disrepair with missing drywall/ walls and exposed electrical wiring and plumbing.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-34 (a)  
**Issued:** 01/28/2025                                    **Status:** CEH
  - 3     Details:** Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)  
**Issued:** 01/28/2025                                    **Status:** CEH

