



CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JULY 16, 2025 9:00 AM

Special Magistrate: Natalie Green-Moore

Agenda No.:	001	Complexity Level:	-	Status:	Active
Respondent:	Seth M. Keyser and Jessica Keyser, Trustees of Keyser Family Revocable Trust dated April 24, 2020 18392 50th St N, Loxahatchee, FL 33470-2344			CEO:	Jen L Batchelor
Situs Address:	18392 50th St N, Loxahatchee, FL			Case No:	C-2023-07120001
PCN:	00-40-43-10-00-000-1100			Zoned:	AR
Violations:	<div><div>1</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, all interior and exterior wood and wire fencing and gates have been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</div><div>Issued: 07/27/2023</div><div>Status: CLS</div></div><div><div>3</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a large shed/accessory structure in the northwest corner of the property has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</div><div>Issued: 07/27/2023</div><div>Status: MCEH</div></div><div><div>4</div><div><div>Details:</div><div>Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit.</div><div>Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article. Specifically, all interior and exterior wood and wire fencing, gates and accessory structures used for Agricultural Exemption for a bona fide farm.</div><div>Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C</div><div>Issued: 07/27/2023</div><div>Status: CLS</div></div></div></div></div>				

Agenda No.:	002	Complexity Level:	-	Status:	Active
Respondent:	Martins, Claudia 18421 Spanish Isles Ct, Boca Raton, FL 33496-1814			CEO:	Steve G Bisch
Situs Address:	18421 Spanish Isles Ct, Boca Raton, FL 33496			Case No:	C-2022-03300004
PCN:	00-42-47-06-02-002-0120			Zoned:	RM
Violations:	<div><div>1</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Roofed structures were erected or installed at the rear of the dwelling without a valid building permit.</div><div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</div><div>Issued: 03/31/2022</div><div>Status: MCEH</div></div></div>				

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JULY 16, 2025 9:00 AM

- 2

Details:

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

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

Issued: 03/31/2022

Status: MCEH
- 3

Details:

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

Code: Unified Land Development Code - 6.D.1.A.4.a.2.a

Issued: 03/31/2022

Status: MCEH
- 4

Details:

It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. There is building debris in the yard and there is an inoperable vehicle with multiple flat tires parked on the driveway.

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

Issued: 03/31/2022

Status: MCEH
- 5

Details:

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

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

Issued: 03/31/2022

Status: MCEH
- 6

Details:

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2009-015430-0000 E09004510 Electrical L/V Residential. has become inactive or expired.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1

Issued: 03/31/2022

Status: MCEH

Agenda No.:

003

Complexity Level: -

Status: Active

Respondent:

CAPGROW HOLDINGS JV SUB II LLC

CEO: Brian Burdett

1200 S Pine Island Rd, Plantation, FL 33324

Situs Address:

11855 66th St N, West Palm Beach, FL 33412

Case No: C-2021-08270009

PCN:

00-41-42-35-00-000-3820

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, wood plank fence has been erected or installed without a valid building permit.

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

Issued: 09/22/2021

Status: MCEH

cc: Capgrow Holdings Jv Sub LI Llc

Agenda No.:

004

Complexity Level: 1

Status: Active

Respondent:

Amaral, Gabriel; Amaral, Karine C

CEO: Richard F Cataldo

22195 SW 65th Ter, Boca Raton, FL 33428-4309

Situs Address:

22195 SW 65th Ter, Boca Raton, FL 33428

Case No: C-2022-07290025

PCN:

00-42-47-30-08-016-0040

Zoned: RM

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JULY 16, 2025 9:00 AM

Violations:	1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a six foot wood privacy fence has been erected or installed without a valid building permit.
		Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
		Issued: 08/16/2022
		Status: MCEH
	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 asphalt driveway has been altered (extended on the north side) without a valid building permit.
		Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
		Issued: 08/16/2022
		Status: MCEH

Agenda No.: 005

Respondent: CHAVEZ, CLAUDIO R; ALEJANDRE, FLAVIO R

Situs Address: 2821 Melaleuca Dr, Ste B, West Palm Beach, FL 33406-515

PCN: 00-43-44-08-10-002-0141

Complexity Level: 1

CEO: Frank A Davis

Case No: C-2022-06170006

Zoned: RS

Violations:	1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 6' Wood Fence/ Gate w/ Columns has been erected or installed without a valid building permit.
		Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
		Issued: 07/05/2022
		Status: MCEH

Agenda No.: 006

Respondent: Troyano, Dailenis; Troyano, Abdiel

Situs Address: 2909 Vassallo Ave, Lake Worth, FL

PCN: 00-43-44-20-04-018-0070

Complexity Level: -

CEO: Jose Feliciano

Case No: C-2023-01230035

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, canopy tent structure has been erected or installed without a valid building permit at property front.
		Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
		Issued: 01/23/2023
		Status: MCEH
	2	Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More Specifically; two utility trailers improperly parked at property front setback between street and structure.
		Code: Unified Land Development Code - 6.D.1.A.1.b
		Issued: 01/23/2023
		Status: MCEH
	3	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
		Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
		Issued: 01/23/2023
		Status: MCEH
	4	Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More Specifically; parking motor vehicle on grass areas of property is prohibited by this code section.
		Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
		Issued: 01/23/2023
		Status: MCEH

CODE COMPLIANCE

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Violations:	1	<p>Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.</p> <p>Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)</p> <p>Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)</p> <p>Issued: 07/07/2023 Status: CLS</p>
	2	<p>Details: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, the roof and soffit are in disrepair.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)</p> <p>Issued: 07/07/2023 Status: MCEH</p>
	3	<p>Details: Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)</p> <p>Issued: 07/07/2023 Status: MCEH</p>
	4	<p>Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, the exterior door is boarded and glass is missing from the window.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)</p> <p>Issued: 07/07/2023 Status: MCEH</p>
	5	<p>Details: All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)</p> <p>Issued: 07/07/2023 Status: MCEH</p>

cc: Chavez, Vidal

Agenda No.:	010	Complexity Level:	1	Status:	Active
Respondent:	Nestor, Jean; Clerisier, Rose 6262 Oakview Ln, Lake Worth, FL 33463-6647			CEO:	Adam F Moulton
Situs Address:	6262 Oak View Ln, Lake Worth, FL			Case No:	C-2023-03210020
PCN:	00-42-44-34-11-000-0440			Zoned:	RS
Violations:	2	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a paver driveway extension that goes up to front door has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 11/07/2023 Status: MCEH</p>			

Agenda No.:	011	Complexity Level:	1	Status:	Active
Respondent:	SRP SUB, LLC 1201 Hays St, Tallahassee, FL 32301			CEO:	Debbie N Plaud
Situs Address:	37 W Rubber Tree Dr, Lake Worth, FL			Case No:	C-2024-07010001
PCN:	00-42-44-28-04-000-3650			Zoned:	RS
Violations:	2	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a chain link fence has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 07/05/2024 Status: MCEH</p>			

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JULY 16, 2025 9:00 AM

- 3
- Details:

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

Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
- Issued:

07/05/2024
- Status:

MCEH

cc: Srp Sub, Llc

Agenda No.:

012

Complexity Level:

1

Status:

Active

Respondent:

Vergara, Fernando

CEO:

Debbie N Plaud

4921 NE 28th Ave, Pompano Beach, FL 33064-7915

Situs Address:

6960 Lake Worth Rd, Lake Worth, FL 33467

Case No:

C-2022-08170027

PCN:

00-42-43-27-10-000-0090

Zoned:

AR

Violations:

- 1
- Details:

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

More specifically, a Site Development Permit is required for all work pertaining to land clearing, filling, and/or excavating the property for site preparation and drainage.

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

More specifically, permits are required for the site development.

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

PBC Amendments to FBC 7th Edition (2020) - 110.9

Issued: 02/27/2023

Status: MCEH
- 2
- Details:

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, permit #B-2022-021643-0000 (Demolition) requires a certificate of completion.

Code: PBC Amendments to FBC 7th Edition (2020) - 111.5

Issued: 02/27/2023

Status: MCEH

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JULY 16, 2025 9:00 AM

- 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-2022-021643-0000 (Demolition) has become inactive or expired.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1

Issued: 02/27/2023

Status: MCEH

cc: Vergara, Kristian

Agenda No.: 013

Respondent: Sanchez, Jonathan; Samanez, Claudia

Situs Address: 22352 Ensenada Way, Boca Raton, FL

PCN: 00-42-47-29-04-004-0050

Violations:

Complexity Level: -

22352 Ensenada Way, Boca Raton, FL 33433-4617

Case No: C-2023-09150005

Zoned: RS

Status: Active

CEO: Patrick L Prentice

- 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: 09/18/2023

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

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

Issued: 09/18/2023

Status: MCEH

Agenda No.: 014

Respondent: Allwine, Lawrence D

Situs Address: 18889 W Sycamore Dr, Loxahatchee, FL 33470

PCN: 00-40-43-10-00-000-8300

Violations:

Complexity Level: -

18889 W Sycamore Dr, Loxahatchee, FL 33470-1831

Case No: C-2022-01100007

Zoned: AR

Status: Active

CEO: Christina G Stodd

- 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, wood and wire fence with gates have been erected or installed without a valid building permit.

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

Issued: 01/14/2022

Status: MCEH
- 3
- Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed has been erected or installed without a valid building permit.

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

Issued: 01/14/2022

Status: MCEH

**CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JULY 16, 2025 9:00 AM**

4	<p>Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B2005-058009-0000 and permit # E2005-058009-0001 have become inactive or expired.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1</p> <p>Issued: 01/14/2022</p>	
	<p>Status: MCEH</p>	

Agenda No.: 015	Complexity Level: 1	Status: Active
Respondent: Terrible, Jeanette		CEO: Ray F Leighton
4399 Aster Dr, Lake Worth Beach, FL 33461-4905		
Situs Address: 4399 Aster Dr, Lake Worth, FL		Case No: C-2024-07170023
PCN: 00-42-44-25-22-001-0140		Zoned: RM

[illegible]

Agenda No.: 016	Complexity Level: -	Status: Active
Respondent: Gonzalez, Yannelis		CEO: Jen L Batchelor
1462 The 12th Fairway, Wellington, FL 33414-5930		
Situs Address: 17150 38th Ln N, Loxahatchee, FL 33470		Case No: C-2022-12080001
PCN: 00-40-43-14-00-000-1280		Zoned: AR

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

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JULY 16, 2025 9:00 AM

	<div>Issued: 12/09/2022</div> <div>Status: MCEH</div>
2	<div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a roofed structure to the southeast of the property has been erected or installed without a valid building permit.</div></div> <div><div>Code:</div><div>PBC Amendments to FBC 7th Edition (2020) - 105.1</div></div> <div><div>Issued:</div><div>12/09/2022</div></div> <div><div>Status:</div><div>MCEH</div></div>
3	<div><div>Details:</div><div>Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit.</div></div> <div><div>Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article. Specifically, but not limited to, all structures, interior fencing and animal enclosures that may benefit from a bona fide agricultural exemption.</div></div> <div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, but not limited to, all structures, interior fencing, and animal enclosures have been erected or installed without a valid building permit.</div></div> <div><div>Code:</div><div>PBC Amendments to FBC 7th Edition (2020) - 105.1</div></div> <div><div>Unified Land Development Code - 18.A.4.B & 18.A.4.C</div></div> <div><div>Issued:</div><div>12/09/2022</div></div> <div><div>Status:</div><div>MCEH</div></div>
4	<div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a chain link enclosure at the northwest corner of the property has been erected or installed without a valid building permit.</div></div> <div><div>Code:</div><div>PBC Amendments to FBC 7th Edition (2020) - 105.1</div></div> <div><div>Issued:</div><div>12/09/2022</div></div> <div><div>Status:</div><div>MCEH</div></div>
5	<div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, alternations made to the wood fencing on the property has been erected or installed without a valid building permit.</div></div> <div><div>Code:</div><div>PBC Amendments to FBC 7th Edition (2020) - 105.1</div></div> <div><div>Issued:</div><div>12/09/2022</div></div> <div><div>Status:</div><div>MCEH</div></div>
6	<div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a wooden roofed structure on the northwest corner of the property has been erected or installed without a valid building permit.</div></div> <div><div>Code:</div><div>PBC Amendments to FBC 7th Edition (2020) - 105.1</div></div> <div><div>Issued:</div><div>12/09/2022</div></div> <div><div>Status:</div><div>MCEH</div></div>

Agenda No.:

017

Complexity Level:

1

Status:

Active

Respondent:

Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Reinaldo Barrios and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at 2121 Wellington Rd, West Palm Beach, FL, 33409-6325, PCN#00-43-43-29-02-007-0170

CEO:

Ray F Leighton

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JULY 16, 2025 9:00 AM

2121 Wellington Rd, West Palm Beach, FL 33409-6325
Situs Address: 2121 Wellington Rd, West Palm Beach, FL 33409 **Case No:** C-2022-10140023
PCN: 00-43-43-29-02-007-0170 **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, enclosing the carport without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 10/20/2022 Status: MCEH
	2	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 10/20/2022 Status: MCEH
	3	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a A/C unit on the westside has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 10/20/2022 Status: CLS
	4	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed on the eastside has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 10/20/2022 Status: MCEH
	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 shed on the westside has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 10/20/2022 Status: MCEH
	6	Details: All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically paint the exterior walls where needed Code: Palm Beach County Property Maintenance Code - Section 14-33 (f) Issued: 10/20/2022 Status: MCEH

cc: Williams, Jarrett R

Agenda No.: 018 **Complexity Level:** 1 **Status:** Active
Respondent: Gillen, Michael **CEO:** Joanna Mirodias
1903 Crafton Rd, North Palm Beach, FL 33408-2212
Situs Address: 1903 Crafton Rd, North Palm Beach, FL 33408 **Case No:** C-2021-07210006
PCN: 00-43-41-33-04-015-0120 **Zoned:** RS

Violations:	1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the pergola has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 08/25/2021 Status: MCEH

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JULY 16, 2025 9:00 AM

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

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/25/2021
Status: MCEH

Agenda No.: 019

Respondent: Deneus, Allelange; Autelus, Ashley

Situs Address: 5613 Haverford Way, Lake Worth, FL

PCN: 00-42-44-34-11-000-0030

Violations:

Complexity Level: 1

CEO: Adam F Moulton

Case No: C-2023-05010007

Zoned: RS

- 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 # M-2021-043110-0000 has become inactive or expired.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 05/02/2023
Status: MCEH
- 2
- Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a driveway extension has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/02/2023
Status: MCEH
- 3
- Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically items in front of garage.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/02/2023
Status: MCEH

Agenda No.: 020

Respondent: Sosa, Brenda

Situs Address: 1115 Filer Rd, Lake Worth, FL

PCN: 00-42-44-25-00-000-6290

Violations:

Complexity Level: 1

CEO: Adam F Moulton

Case No: C-2023-05310013

Zoned: RM

- 1
- Details:** All exterior premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior premises which such occupant occupies or controls in a clean and sanitary condition. More specifically, raw sewage observed on situs.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (a)
Issued: 06/09/2023
Status: CLS
- 2
- Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, wired security cameras have been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/09/2023
Status: CLS
- 3
- Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, windows have been altered, a new window at front of home erected or installed without a valid building permit.

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JULY 16, 2025 9:00 AM

- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/09/2023
Status: MCEH

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

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/09/2023
Status: MCEH

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, an Air Conditioner at rear of situs has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/09/2023
Status: CLS

6 Details: A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district.

Code: Unified Land Development Code - 6.D.1.A.1
Issued: 06/09/2023
Status: MCEH

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

Code: Unified Land Development Code - 6.D.1.A.1.d
Issued: 06/09/2023
Status: MCEH

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

Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 06/09/2023
Status: MCEH

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

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/09/2023
Status: MCEH

10 Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, fence is in disrepair.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 06/09/2023
Status: CLS

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

Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 06/09/2023
Status: MCEH

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

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/09/2023
Status: MCEH

13 Details: Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixtures shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot and cold running water.

Code: Palm Beach County Property Maintenance Code - Section 14-45 (d) (1)
Issued: 06/09/2023
Status: CLS

14 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 A/C window units have been permanently erected or installed without a valid building permit.

**CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JULY 16, 2025 9:00 AM**

	<p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 06/09/2023</p> <p>Status: MCEH</p>
16	<p>Details: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically, the side of the home has severe damage.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)</p> <p>Issued: 06/09/2023</p> <p>Status: MCEH</p>
17	<p>Details: All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of vermin.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (e)</p> <p>Issued: 06/09/2023</p> <p>Status: MCEH</p>
18	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, plywood installed to split bedroom has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 06/09/2023</p> <p>Status: CLS</p>

Agenda No.: 021	Complexity Level: 2	Status: Active
Respondent: Gonzalez, Yannelis		CEO: Christina G Stodd
	1462 The 12th Fairway, Wellington, FL 33414-5930	
Situs Address: 17150 38th Ln N, Loxahatchee, FL 33470		Case No: C-2021-04080042
PCN: 00-40-43-14-00-000-1280		Zoned: AR

Violations:	
2	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an accessory structure(s) (cargo storage) has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 04/13/2021 Status: MCEH</p>
3	<p>Details: Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.d</p> <p>Issued: 04/13/2021 Status: MCEH</p>
4	<p>Details: Parking shall be prohibited on all vacant properties in residential districts.</p> <p>Code: Unified Land Development Code - 6.D.1.A.4.a.3</p> <p>Issued: 04/13/2021 Status: MCEH</p>
5	<p>Details: It shall be considered a nuisance to have accumulations of waste, yard trash or rubble and debris upon any lot.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-62 (1)</p> <p>Issued: 04/13/2021 Status: CLS</p>

cc: Gonzalez, Yannelis

Agenda No.: 022	Complexity Level: 1	Status: Active
Respondent: DOVER CONDOMINIUM ASSOCIATION, INC. 125 Dover B, West Palm Beach, FL 33417		CEO: John Gannotti
Situs Address: Dover B, West Palm Beach, FL 33417		Case No: C-2022-09220019
PCN:		Zoned: RH

Violations:	1	Details: Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. Code: Palm Beach County Property Maintenance Code - Section 14-33 (j) Issued: 09/23/2022	Status: MCEH

cc: Dover Condominium Association, Inc.

Agenda No.: 023	Complexity Level: 1	Status: Active
Respondent: DOVER CONDOMINIUM ASSOCIATION, INC. 125 Dover B, West Palm Beach, FL 33417		CEO: John Gannotti

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JULY 16, 2025 9:00 AM

Situs Address: Dover C, West Palm Beach, FL

Case No: C-2022-09220020

PCN:

Zoned: RH

Violations:

1

Details:

Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

Code:

Palm Beach County Property Maintenance Code - Section 14-33 (j)

Issued:

09/23/2022

Status:

MCEH

cc:

Dover Condominium Association, Inc.

Agenda No.: 024

Complexity Level: 1

Status: Active

Respondent:

Tidal Wave Management Corp

CEO: Omar J Sheppard

323 10th Ave W, Ste 301, Palmetto, FL 34221

Situs Address: 411 Tall Pines Rd, West Palm Beach, FL 33413

Case No: C-2021-04210010

PCN: 00-42-43-27-05-005-1110

Zoned: IL

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, multiple structures installed without Building Permits having been obtained. This includes, but it not limited to signage, canopy type structures, modular office units, storage units and signage.

Code:

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

Issued:

08/12/2021

Status:

MCEH

cc:

Tidal Wave Management Corp

Tidal Wave Management Corp

Agenda No.: 025

Complexity Level: 1

Status: Active

Respondent:

CALSSADO, ERIC D

CEO: Nedssa Miranda

8618 Uranus Ter, Lake Park, FL 33403-1661

Situs Address: 8618 Uranus Ter, West Palm Beach, FL

Case No: C-2024-06040022

PCN: 00-43-42-19-04-000-0952

Zoned: RM

Violations:

1

Details:

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

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically bulk trash

Code:

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

Issued:

06/05/2024

Status:

MCEH

2

Details:

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, Inactive Shed permit # B-2011-007874-0000 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 Shed permit # B-2011-007874-0000.

Code:

PBC Amendments to FBC 7th Edition (2020) - 105.4.1

PBC Amendments to FBC 7th Edition (2020) - 111.5

Issued:

06/05/2024

Status:

MCEH

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JULY 16, 2025 9:00 AM

- 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, INACTIVE METAL SHED PERMIT # B-2011-003244-000 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 METAL SHED PERMIT # B-2011-003244-000.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5

Issued: 06/05/2024

Status: MCEH
- 4

Details:

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, INACTIVE FENCE permit # B-2011-002576-0000 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 FENCE permit # B-2011-002576-0000.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5

Issued: 06/05/2024

Status: MCEH
- 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, LIGHT FIXTURE POLE has been erected or installed without a valid building permit.

Obtain required building permits for the LIGHT FIXTURE POLE or remove the LIGHT FIXTURE POLE.

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

Issued: 06/05/2024

Status: MCEH

Agenda No.:	026	Complexity Level:	1	Status:	Active
Respondent:	WHISPER WALK SECTION B ASSOCIATION, INC. 6111 BROKEN SOUND Pkwy NW, Ste 200, Boca Raton, F 33487			CEO:	Nick N Navarro
Situs Address:	8690 Flamingo Dr, Boca Raton, FL 33496			Case No:	C-2022-03090014
PCN:	00-42-47-05-12-004-0010			Zoned:	RS
Violations:	<div><div>1</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</div><div>>> More specifically, unapproved cellular radio monitor system installed without a building permit.</div><div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</div><div>Issued: 03/09/2022</div><div>Status: MCEH</div></div></div> <div><div>2</div><div><div>Details:</div><div>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.</div><div>>> More specifically, unapproved cellular radio monitor system installed without a building permit.</div><div>Code: PBC Amendments to FBC 7th Edition (2020) - 111.5</div></div></div>				

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JULY 16, 2025 9:00 AM

Status: MCEH

cc: Whisper Walk Sec B Assn Inc

Whisper Walk Sec B Assn Inc

Whisper Walk Section B Association, Inc

Complexity Level: 1

Status: Active

CEO: Joanna Mirodias

19331 N Riverside Dr, Tequesta, FL 33469-2554

Situs Address: 19331 Riverside Dr, Jupiter, FL 33469

Case No: C-2020-09100075

PCN: 00-42-40-36-04-003-0030

Zoned: RS

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 paver driveway has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

Issued: 09/14/2020

Status: MCEH

2 Details: Sec. 23-38. - Permit required. (a) Any Person Placing or Maintaining any Facility in the Right-of-Way shall have a Permit. Placing or maintaining a facility (paver driveway) in the Right-of Way without the required permit from Land Development/ Engineering

Facility: shall mean any permanent or temporary plant, property, Structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, Communications Facility, and any type of cable, conduit, duct, fiber optic, Pole, Antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement.

Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030

Issued: 09/14/2020

Status: MCEH

4 Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit #B-2019-037149, Guest House has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1

Issued: 09/14/2020

Status: MCEH

5 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-2019-031682, Addition - Residential has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1

Issued: 09/14/2020

Status: MCEH

6 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-2018-035422-0000, Spa - Residential has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1

Issued: 09/14/2020

Status: MCEH

7 **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-2006-043074-0000, Addition - Residential has become inactive or expired.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JULY 16, 2025 9:00 AM

	Issued: 09/14/2020	Status: MCEH
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-2003-041801-0000, Pool Residential - In-Ground has become inactive or expired.	
	Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1	
	Issued: 09/14/2020	Status: CLS
9	Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit #B-2003-006733-0000, Fence - Commercial has become inactive or expired.	
	Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1	
	Issued: 09/14/2020	Status: CLS

Agenda No.: 028	Complexity Level: 1	Status: Active																		
Respondent: Baptiste, Lessage Jean; Saint-Fleur, Anelia 5776 Corson Pl, Lake Worth, FL 33463-1547		CEO: Adam F Moulton																		
Situs Address: 5776 Corson Pl, Lake Worth, FL		Case No: C-2023-12120026																		
PCN: 00-42-44-35-04-000-4520		Zoned: RS																		
Violations:	<table><tr><td>1</td><td colspan="2">Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a paver driveway has been erected or installed without a valid building permit.</td></tr><tr><td></td><td>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</td><td></td></tr><tr><td></td><td>Issued: 12/12/2023</td><td>Status: MCEH</td></tr><tr><td>2</td><td colspan="2">Details: Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement.</td></tr><tr><td></td><td>Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030</td><td></td></tr><tr><td></td><td>Issued: 12/12/2023</td><td>Status: CLS</td></tr></table>		1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a paver driveway has been erected or installed without a valid building permit.			Code: PBC Amendments to FBC 7th Edition (2020) - 105.1			Issued: 12/12/2023	Status: MCEH	2	Details: Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement.			Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030			Issued: 12/12/2023	Status: CLS
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	Issued: 12/12/2023	Status: MCEH																		
2	Details: Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement.																			
	Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030																			
	Issued: 12/12/2023	Status: CLS																		

Agenda No.: 029	Complexity Level: 1	Status: Active																		
Respondent: Anico, Joaquin; Anico, Grace 2855 Hypoluxo Rd, Lake Worth, FL 33462-3828		CEO: Christina G Stodd																		
Situs Address: 2855 Hypoluxo Rd, Lake Worth, FL		Case No: C-2023-11170018																		
PCN: 00-43-45-05-01-002-0060		Zoned: RS																		
Violations:	<table><tr><td>1</td><td colspan="2">Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, construction debris and many black plant pots observed openly stored and piled up on the property.</td></tr><tr><td></td><td>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</td><td></td></tr><tr><td></td><td>Issued: 11/17/2023</td><td>Status: MCEH</td></tr><tr><td>2</td><td colspan="2">Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, metal hurricane shutters have been erected or installed without a valid building permit.</td></tr><tr><td></td><td>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</td><td></td></tr><tr><td></td><td>Issued: 11/17/2023</td><td>Status: MCEH</td></tr></table>		1	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, construction debris and many black plant pots observed openly stored and piled up on the property.			Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)			Issued: 11/17/2023	Status: MCEH	2	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, metal hurricane shutters have been erected or installed without a valid building permit.			Code: PBC Amendments to FBC 7th Edition (2020) - 105.1			Issued: 11/17/2023	Status: MCEH
1	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, construction debris and many black plant pots observed openly stored and piled up on the property.																			
	Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)																			
	Issued: 11/17/2023	Status: MCEH																		
2	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, metal hurricane shutters have been erected or installed without a valid building permit.																			
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1																			
	Issued: 11/17/2023	Status: MCEH																		

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JULY 16, 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 chain link fencing has been erected or installed without a valid building permit.

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

Issued: 11/17/2023

Status: MCEH

Agenda No.: 030

Respondent: SMEE0 LLC

Situs Address: 22359 SW 65th Ave, Boca Raton, FL 33428

PCN: 00-42-47-30-04-010-0680

Complexity Level: -

Status: Active

CEO: Richard F Cataldo

Case No: C-2022-10030006

Zoned: RM

Violations:

- 1
- Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically, all the vehicles parked on the front lawn.

Code: Unified Land Development Code - 6.D.1.A.4.a.2.b

Issued: 10/06/2022

Status: MCEH
- 2
- Details: It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.

Code: Unified Land Development Code - 6.D.1.A.4.a.2.a

Issued: 10/06/2022

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

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

Issued: 10/06/2022

Status: MCEH
- 3
- Details: A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:

a. The barrier must be at least four (4) feet high on the outside.

b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.

c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.

Specifically, the wooden fence encasing the pool currently is not listed as the official pool barrier and does not have a valid building permit.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)

Issued: 10/06/2022

Status: MCEH
- 4
- 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.

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

Issued: 10/06/2022

Status: CLS
- 5
- Details: Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

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

Issued: 10/06/2022

Status: MCEH

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JULY 16, 2025 9:00 AM

- 6

Details:

Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. Specifically, the some of the grass in the front yard is missing, dead or torn up from being driven over.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)

Issued: 10/06/2022

Status: MCEH
- 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. Specifically, the large appliance sitting in the driveway in front of the residence.

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

Issued: 10/06/2022

Status: MCEH
- 8

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: 10/06/2022

Status: CLS

cc: Smeeo Llc
Smeeo Llc

Agenda No.:

031

Complexity Level:

1

Status:

Active

Respondent:

Gomez, Guadalupe

CEO:

John Gannotti

15533 77th Pl N, Loxahatchee, FL 33470-3162

Situs Address:

107 Wellington A, West Palm Beach, FL

Case No:

C-2023-04130048

PCN:

00-42-43-23-22-001-1070

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, the entry door and windows have been erected or installed without a valid building permit.

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

Issued: 04/14/2023

Status: MCEH

cc: Gomez, Guadalupe

Agenda No.:

032

Complexity Level:

-

Status:

Active

Respondent:

KERN, Michael J

CEO:

Elizabeth A Gonzalez

11858 179th Ct N, Jupiter, FL 33478-4739

Situs Address:

17959 Haynie Ln, Jupiter, FL 33478

Case No:

C-2021-12130035

PCN:

00-41-41-02-00-000-3050

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 accessory structures appearing on the northeast and southwest corners of your property have been erected or installed on your property without a valid building permit issued by the County Building Department, as reflected in Building Permits records.

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

Issued: 12/15/2021

Status: MCEH

cc: Kern, Michael J

Agenda No.:

033

Complexity Level:

-

Status:

Active

Respondent:

Kern, Michael J

CEO:

Joanna Mirodias

11858 179th Ct N, Jupiter, FL 33478-4739

Situs Address:

11858 179th Ct N, Jupiter, FL 33478

Case No:

C-2022-02030031

PCN:

00-41-41-02-00-000-3460

Zoned:

AR

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JULY 16, 2025 9:00 AM

Violations:	1	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the pole barn extension located on the NW side of the property has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 03/15/2022 Status: MCEH</p>
	2	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the northerly shed located on the SE side of the property has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 03/15/2022 Status: MCEH</p>
	3	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the southernly shed located on the SE side of the property has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 03/15/2022 Status: MCEH</p>
	4	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the awning on the west side of the single family dwelling has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 03/15/2022 Status: MCEH</p>
	5	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the carport on the north side of the single family dwelling has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 03/15/2022 Status: MCEH</p>
	6	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the metal building/structure located on the NE side of the property has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 03/15/2022 Status: MCEH</p>
	7	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the shipping container located on the NE side of the property has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 03/15/2022 Status: MCEH</p>
	8	<p>Details: A maximum of one recreational vehicle and any two of the following, or a maximum of three of any of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle, marine vessel with accompanying trailers, and trailers.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1</p> <p>Issued: 03/15/2022 Status: MCEH</p>

**CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JULY 16, 2025 9:00 AM**

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| 9 | <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p>Issued: 03/15/2022</p> | <p>Status: SMO</p> |
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ADJOURNMENT:

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