



CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

SEPTEMBER 17, 2025 9:00 AM

Special Magistrate: Christy L Goddeau

Agenda No.:	001	Complexity Level:	-	Status:	Active
Respondent:	Davija Builders LLC			CEO:	Jen L Batchelor
	66 W Flagler St, Ste 900, Miami, FL 33130-1815				
Situs Address:	17608 Key Lime Blvd, Loxahatchee, FL	Case No:	C-2023-11020006		
PCN:	00-40-42-26-00-000-7030	Zoned:	AR		
Violations:	<div><div>1</div><div>Details: Parking shall be prohibited on all vacant properties in residential districts. More specifically, but not limited to, vehicles, trucks and trailers, and a boat on a trailer. Code: Unified Land Development Code - 6.D.1.A.4.a.3 Issued: 11/02/2023 Status: MCCH</div></div> <div><div>2</div><div>Details: One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically, a semi trailer, a tanker trailer and box truck being parked on the property. Code: Unified Land Development Code - 6.A.1.B.2.a Issued: 11/02/2023 Status: MCCH</div></div> <div><div>3</div><div>Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots greater than one-half acre: 18 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c) Issued: 11/02/2023 Status: MCCH</div></div> <div><div>4</div><div>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, multiple inoperable vehicles parked on the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 11/02/2023 Status: MCCH</div></div>				

Agenda No.:	002	Complexity Level:	1	Status:	Removed
Respondent:	Ayala, Juan C			CEO:	Maggie Bernal
	2375 Lynn Dr, West Palm Beach, FL 33415-7135				
Situs Address:	2375 Lynn Dr, West Palm Beach, FL 33415	Case No:	C-2022-08100007		
PCN:	00-42-44-14-06-021-0010	Zoned:	RM		
Violations:	<div><div>1</div><div>Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. Code: Unified Land Development Code - 6.D.1.A.1.b Issued: 08/10/2022 Status: MCCH</div></div> <div><div>3</div><div>Details: One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More Specifically: Parking/storing of a commercial vehicle(s) in a residential zoning district is prohibited Code: Unified Land Development Code - 6.A.1.B.2.a Issued: 08/10/2022 Status: MCCH</div></div> <div><div>4</div><div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 attached porch has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</div></div>				

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SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
SEPTEMBER 17, 2025 9:00 AM

	<b>Issued:</b> 08/10/2022	<b>Status:</b> MCCH	
5	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically: Shed/Accessory Building has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 08/10/2022		<b>Status:</b> MCCH
6	<b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically: Permit # E2016-012184 (Electrical) has become inactive or expired. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.4.1 <b>Issued:</b> 08/10/2022		<b>Status:</b> MCCH
7	<b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically: Permit # B2013-018435 (Door/Entry Replacement) has become inactive or expired. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.4.1 <b>Issued:</b> 08/10/2022		<b>Status:</b> MCCH
8	<b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically: Permit # B2013-012734 (Fence) has become inactive or expired. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.4.1 <b>Issued:</b> 08/10/2022		<b>Status:</b> MCCH

Agenda No.: 003

Respondent: WEST ATLANTIC COMMERCIAL PROPERTIES, LTD  
101 Pineapple Grove Way, Fl 2nd, Delray Beach, FL 33444

Situs Address: 5283 Atlantic Ave, Delray Beach, FL 33484

PCN: 00-42-46-14-00-000-5300

Complexity Level: -

Case No: C-2022-06170021

Zoned: CG

Status: Active

CEO: Steve G Bisch

Violations:	<div><div>1</div><div><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 07/15/2022</div><div><b>Status:</b> MCCH</div></div> <div><div>2</div><div><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, the "Out Parcels for sale" sign facing Atlantic Ave has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 07/15/2022</div><div><b>Status:</b> MCCH</div></div> <div><div>3</div><div><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, the "World of Hummus" sign has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</div></div>
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**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**SEPTEMBER 17, 2025 9:00 AM**

	<b>Issued:</b> 07/15/2022	<b>Status:</b> MCCH	
4	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a large flagpole has been erected or installed in the front of the property without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 07/15/2022		<b>Status:</b> MCCH
5	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, five ornate lampposts have been erected or installed without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 07/15/2022		<b>Status:</b> MCCH
6	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, the six foot wood privacy fence located on the southeast corner of the main building has been erected or installed without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 07/15/2022		<b>Status:</b> MCCH
7	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a six foot chain link fence surrounding the storage area in the back of the property has been erected or installed without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 07/15/2022		<b>Status:</b> MCCH
8	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a four foot chain link fence has been erected or installed around the outdoor seating area of the restaurant without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 07/15/2022		<b>Status:</b> MCCH
9	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, an awning has been erected or installed over the outdoor seating area of the on site restaurant without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 07/15/2022		<b>Status:</b> MCCH
10	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a six foot chain link fence has been erected or installed on the north side of the main building, east of the outdoor seating area of the on site restaurant without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 07/15/2022		<b>Status:</b> MCCH

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/15/2022 **Status:** MCCH
- 12 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 two doors (one single door, one double door) leading to the outdoor seating area of the on site restaurant has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/15/2022 **Status:** MCCH
- 13 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, security cameras and lights have been erected or installed on the main building without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/15/2022 **Status:** MCCH
- 14 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, stained and chipped paint shall be eliminated and surfaces repainted. Specifically, but not limited to, the northeast corner of the main building.

**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (b)  
**Issued:** 07/15/2022 **Status:** MCCH
- 15 Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Specifically, there are numerous cracks, holes and dips around the parking lot.

**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 07/15/2022 **Status:** MCCH
- 16 Details:** No person shall engage in or manage any business, profession or occupation in the county without obtaining a receipt from the tax collector. Such receipt shall be issued to each person upon receipt of the amount provided in this article. Fees or licenses paid to any board, commission or office for permits, registration, examination, inspection or other purposes shall be deemed to be regulatory and in addition to and not in lieu of any receipt required by this article unless otherwise expressly provided by law. Specifically, the "World of Hummus" restaurant on site does not have a Business Tax Receipt on file.

**Code:** Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17  
**Issued:** 07/15/2022 **Status:** MCCH
- 17 Details:** The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail. Specifically, there are numerous structures, features and layout discrepancies between the site plan on file with the county and what is on site at the property.

**Code:** Unified Land Development Code - 2.A.6.B.4  
**Issued:** 07/15/2022 **Status:** MCCH
- 18 Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. Specifically, permit #B-2021-026215-0000 has become inactive or expired.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 07/15/2022 **Status:** MCCH

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

SEPTEMBER 17, 2025 9:00 AM

- 19

Details:

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. Specifically, permit #B-2018-020909-0000 has become inactive or expired.

Code:

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

Issued:

07/15/2022

Status:

MCCH
- 20

Details:

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. Specifically, permit # E-2018-020909-0001 has become inactive or expired.

Code:

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

Issued:

07/15/2022

Status:

MCCH

cc: West Atlantic Commercial Properites, Ltd  
West Atlantic Commercial Properties, Ltd  
West Atlantic Commercial Properties, Ltd  
West Atlantic Commercial Properties, Ltd

Agenda No.:

004

Complexity Level:

1

Status:

Active

Respondent:

ALEJO, SANDRA LOPEZ; LOPEZ, ERDUIN GABRIEL

CEO:

Frank A Davis

PIMIENTA; RECIO, ERDUIN PIMIENTA

2560 Palm Rd, West Palm Beach, FL 33406-7782

Situs Address:

2560 Palm Rd, West Palm Beach, FL 33406

Case No:

C-2022-04180010

PCN:

00-43-44-17-01-001-0130

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, Porch Additions has been erected or installed without a valid building permit.

Code:

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

Issued:

04/20/2022

Status:

MCCH
- 5

Details:

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

Code:

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

Issued:

04/20/2022

Status:

MCCH
- 6

Details:

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

Code:

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

Issued:

04/20/2022

Status:

MCCH
- 7

Details:

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

Code:

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

Issued:

04/20/2022

Status:

MCCH

Agenda No.:

005

Complexity Level:

1

Status:

Active

Respondent:

RE BUILD PROPERTIES LLC TRUSTEE 4445 MORRIS

CEO:

Caroline Foulke

AVE LAND TRUST

7741 N Military Trl, Ste 1, Palm Beach Gardens, FL

33410-7431

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

SEPTEMBER 17, 2025 9:00 AM

Situs Address:	4445 Morrison Ave, Lake Worth, FL 33463	Case No:	C-2020-11130017
PCN:	00-42-44-36-02-000-1830	Zoned:	RS
Violations:	<div><div>1</div><div>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: 11/17/2020Status: CLS</div></div> <div><div>2</div><div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ALTERATIONS AND RENOVATIONS BOTH STRUCTURES, ELECTRICAL, PLUMBING, NEW WINDOWS AND DOORS has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 6th Edition (2017) - 105.1 Issued: 11/17/2020Status: MCCH</div></div>		

Agenda No.:	006	Complexity Level:	1	Status:	Active
Respondent:	COHEN MARKET VENTURES, LLC	CEO:	John Gannotti		
	533 Northlake Blvd, North Palm Beach, FL 33408				
Situs Address:	5015 Okeechobee Blvd, West Palm Beach, FL 33417	Case No:	C-2022-06210057		
PCN:	00-42-43-23-00-000-5060	Zoned:	CG		
Violations:	<div><div>1</div><div>Details: Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. More specifically the Feather Flag. Code: Unified Land Development Code - 8.C.1 Issued: 06/21/2022Status: CLS</div></div> <div><div>2</div><div>Details: Any sign not permanently attached to a wall or the ground or any other approved supporting structure, or a sign designed to be transported, such as signs transported by wheels, mobile billboards, "A-frame" or sandwich type, sidewalk or curb signs, blank copy signs, and unanchored signs is prohibited. More specifically the "A" frame signs. Code: Unified Land Development Code - 8.C.4 Issued: 06/21/2022Status: CLS</div></div> <div><div>3</div><div>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-2016-000535-0000 2 Y Electrical Fire Alarm has become inactive or expired. Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1 Issued: 06/21/2022Status: CLS</div></div> <div><div>5</div><div>Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2013-023197-0000 2 Sign - Wall Supported has become inactive or expired. Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1 Issued: 06/21/2022Status: CLS</div></div> <div><div>6</div><div>Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2013-023196-0000 2 Sign - Wall Supported has become inactive or expired. Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1 Issued: 06/21/2022Status: CLS</div></div>				

## CODE COMPLIANCE

## SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

**SEPTEMBER 17, 2025 9:00 AM**

- 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-2008-020806-0000 2 B08015880 Sign - Wall Supported has become inactive or expired.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 06/21/2022                      **Status:** CLS

**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-2006-058898-0000 7 B06051986 Sign - Wall Supported has become inactive or expired.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 06/21/2022                      **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-2006-058897-0000 7 B06051985 Sign - Wall Supported has become inactive or expired.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 06/21/2022                      **Status:** CLS

**10 Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2005-041288-0000 2 B05038796 Sign - Wall Supported has become inactive or expired.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 06/21/2022                      **Status:** CLS

**11 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-2004-034516-0000 2 B04031533 Sign - Wall Supported has become inactive or expired.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 06/21/2022                      **Status:** CLS

**12 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-2003-032256-0000 2 E03014374 Electrical has become inactive or expired.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 06/21/2022                      **Status:** CLS

**13 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-2003-027809-0000 2 B03021949 Demolition Interior non-structural has become inactive or expired.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 06/21/2022                      **Status:** CLS

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

SEPTEMBER 17, 2025 9:00 AM

cc: Cohen Market Ventures, Llc  
Cohen Market Ventures, Llc

Agenda No.: 007

Respondent: EASTHAMPTON G CONDOMINIUM ASSOCIATION, INCORPORATED

Situs Address: Easthampton G, West Palm Beach, FL

PCN:

Violations:

Complexity Level: 1

156 Easthampton G, West Palm Beach, FL 33417

Easthampton G, West Palm Beach, FL

Case No: C-2024-01050027

Zoned: RH

1

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

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

Issued: 01/09/2024

Status: MCCH

cc: Easthampton G Condominium Association, Incorporated

Agenda No.: 008

Respondent: Garcia, Nelson E Jam; Lozano, Cindy

Situs Address: 15036 89th Pl N, Loxahatchee, FL 33470

PCN: 00-41-42-19-00-000-1230

Violations:

Complexity Level: -

15036 89th Pl N, Loxahatchee, FL 33470-4342

15036 89th Pl N, Loxahatchee, FL 33470

Case No: C-2020-04080006

Zoned: AR

1

Details: Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays. Specifically, contractor storage .

Code: Unified Land Development Code - 4.A.7.C.6

Issued: 04/08/2020

Status: MCCH

2

Details: No person shall park, store, or keep equipment, a commercial vehicle, recreational vehicle, marine vessel, trailer, sports vehicle such as dune buggy, jet skis, racing vehicle, off-road vehicle, air boat, canoe or paddleboat, on any public street, or other thoroughfare or any R-O-W within a residential district for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.

Code: Unified Land Development Code - 6.A.1.D.19.a.1)

Issued: 04/08/2020

Status: MCCH

2

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

Code: Unified Land Development Code - 6.A.1.D.19.b.1)

Issued: 04/08/2020

Status: MCCH

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: 04/08/2020

Status: MCCH

cc: Mills Engaged Agile

Agenda No.: 009

Respondent: Dunmire, Matthew; Dunmire, Courtney

Situs Address: 10692 Tamis Trl, Lake Worth, FL 33449

PCN: 00-41-44-36-00-000-3030

Complexity Level: 2

10692 Tamis Trl, Wellington, FL 33449-5496

10692 Tamis Trl, Lake Worth, FL 33449

Case No: C-2021-09020026

Zoned: AR

Status: Active

CEO: Dennis A Hamburger

ePZB / CE\_Merge\_Agenda.rpt-1080

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Print Date: 9/16/2025 05:05 PM



CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

SEPTEMBER 17, 2025 9:00 AM

Violations:	<div><div>1</div><div><div>Details:</div><div>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.</div></div><div><div>Code:</div><div>PBC Amendments to FBC 7th Edition (2020) - 110.9</div></div><div><div>Issued:</div><div>10/27/2021</div></div><div><div>Status:</div><div>MCCH</div></div></div>
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cc: Engineering Road Bridge

Agenda No.:

010

Complexity Level:

1

Status:

Removed

Respondent:

PEREZ, OSVALDO SOSA

CEO:

Nedssa Miranda

707 Dixie Ln, West Palm Beach, FL 33415-3623

Situs Address:

707 Dixie Ln, West Palm Beach, FL

Case No:

C-2024-09120006

PCN:

00-42-44-02-01-000-1031

Zoned:

RS

Violations:	<div><div>1</div><div><div>Details:</div><div>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.</div></div><div><div>Remove BOAT AND JETSKI from the front setback or other area between the structure and street. Park BOAT AND JETSKI in the side or rear yard.</div></div><div><div>Code:</div><div>Unified Land Development Code - 6.D.1.A.1.b</div></div><div><div>Issued:</div><div>09/13/2024</div></div><div><div>Status:</div><div>SIT</div></div></div> <div><div>2</div><div><div>Details:</div><div>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.</div></div><div><div>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, ladders, metal equipment's, materials, wood plank, materials, refrigerator, bottles, gallons, electrical items, buckets, metals, and including but not limited to all item's storage in the front and backyard of the property.</div></div><div><div>Code:</div><div>Palm Beach County Property Maintenance Code - Section 14-35 (a)</div></div><div><div>Issued:</div><div>09/13/2024</div></div><div><div>Status:</div><div>MCCH</div></div></div> <div><div>3</div><div><div>Details:</div><div>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.</div></div><div><div>Remove trailers from the front setback or other area between the structure and street. Park trailers in the side or rear yard.</div></div><div><div>Code:</div><div>Unified Land Development Code - 6.D.1.A.1.b</div></div><div><div>Issued:</div><div>09/13/2024</div></div><div><div>Status:</div><div>SIT</div></div></div> <div><div>4</div><div><div>Details:</div><div>Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</div></div><div><div>Park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to vehicles parked on the grass. Parking on the grass is prohibited at all times. Please relocate the vehicle to a paved surface and refrain from parking on the lawn. A driveway permits is needed from the building department to build a driveway on the property.</div></div><div><div>Code:</div><div>Unified Land Development Code - 6.D.1.A.1.b.2</div></div><div><div>Issued:</div><div>09/13/2024</div></div><div><div>Status:</div><div>MCCH</div></div></div>
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CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

SEPTEMBER 17, 2025 9:00 AM

- 5

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

Park the boat in the side or rear yard and screen the boat from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.

**Code:** Unified Land Development Code - 6.D.1.A.3.c

**Issued:** 09/13/2024

**Status:** MCCH
- 6

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

Park the trailers in the side or rear yard and screen the trailers from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.

**Code:** Unified Land Development Code - 6.D.1.A.3.c

**Issued:** 09/13/2024

**Status:** SIT
- 7

**Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.

Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.

**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)

**Issued:** 09/13/2024

**Status:** CLS
- 8

**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. 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.

Please place garbage containers at the collection point no earlier than 3:00 p.m. on the day preceding collection and remove containers the same day collection is made. More specifically, included but not limited to garbage containers (trashcan) need to be removed from the public right-of-way: swale, public view, sidewalks, and streets after pickup no later than the same day collection is scheduled to occur.

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

**Issued:** 09/13/2024

**Status:** CLS
- 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, fence has been erected or installed without a valid building permit.

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

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

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

**Issued:** 09/13/2024

**Status:** MCCH
- 10

**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.

Provide the appropriate landscape maintenance. More specifically, including but not limited to re-sod or re-seed the damaged grass area on the property.

A driveway permits is needed from the building department to build a driveway on the property.

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

**Issued:** 09/13/2024

**Status:** CLS

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

SEPTEMBER 17, 2025 9:00 AM

- 11
- Details:

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

Obtain required building permits for the membrane covers or remove the membrane covers.

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

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

Issued: 09/13/2024

Status: MCCH

Agenda No.: 011

Complexity Level: -

Status: Active

Respondent: Garnica, Jose M; Cruz, Cristina

CEO: Paul Pickett

1619 Roy Dr, West Palm Beach, FL 33415-5546

Situs Address: 1619 Roy Dr, West Palm Beach, FL 33415

Case No: C-2022-04190024

PCN: 00-42-44-11-04-000-0060

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.

Specifically: A brick paver driveway has been erected or installed without a valid building permit.

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

Issued: 04/19/2022

Status: MCCH
- 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: An aluminum awning has been erected or installed without a valid building permit.

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

Issued: 04/19/2022

Status: MCCH
- 3
- Details:

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

Specifically: A shed has been erected or installed without a valid building permit.

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

Issued: 04/19/2022

Status: MCCH

Agenda No.: 012

Complexity Level: -

Status: Active

Respondent: The Garden Owners Association, INC.

CEO: Debbie N Plaud

2300 W Sample Rd, Ste 310, Pompano Beach, FL 33073

Situs Address: 9132 SW 5th St, Boca Raton, FL 33428

Case No: C-2022-01180036

PCN: 00-42-47-30-15-000-0160

Zoned: RH

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

SEPTEMBER 17, 2025 9:00 AM

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, a six foot white PVC privacy fence has been erected or installed without a valid building permit for 9225 SW 5TH ST (#A, #B, #C), 9215 SW 5TH ST (#A, #B) and 9205 SW 5TH ST (#A, #B), 9330 SW 5th St (#A, #B), 9302 SW 5th St (#A, #B, #C, #D), 9322 SW 5th St (#A, #B, #C), 9338 SW 5th St (#A, #B, #C), 9285 SW 5TH ST (#A, #B, #C), 9327 SW 5TH ST (#A, #B, #C), 9299 SW 5TH ST (#A, #B), 9313 SW 5TH ST (#A, #B, #C, #D), 9253 SW 5TH ST (#A, #B, #C, #D), 9267 SW 5TH ST (#A, #B), 9235 SW 5TH ST (#A, #B, #C), 9274 SW 5TH ST (#A, #B, #C, #D), 9258 SW 5TH ST (#A, #B, #C), 9286 SW 5TH ST (#A, #B, #C), 9246 SW 5TH ST (#A, #B, #C), 9234 SW 5TH ST (#A, #B, #C), 9222 SW 5TH ST (#A, #B, #C), 9210 SW 5TH ST (#A, #B, #C), 9198 SW 5TH ST (#A, #B, #C), 9180 SW 5TH ST (#A, #B, #C), 9129 SW 5TH ST (#A, #B, #C), 9143 SW 5TH ST (#A, #B, #C), 9157 SW 5TH ST (#A, #B, #C), 9171 SW 5TH ST (#A, #B, #C), 9185 SW 5TH ST (#A, #B, #C), 9162 SW 5TH ST (#A, #B, #C, #D), 9130 SW 5TH ST (#A, #B, #C, #D), 9146 SW 5TH ST (#A, #B, #C).</div></div><div><div>Code:</div><div>PBC Amendments to FBC 7th Edition (2020) - 105.1</div></div><div><div>Issued:</div><div>01/19/2022</div></div><div><div>Status:</div><div>MCCH</div></div></div> <div><div>2</div><div><div>Details:</div><div>All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.</div></div><div><div>Code:</div><div>Palm Beach County Property Maintenance Code - Section 14-32 (b)</div></div><div><div>Issued:</div><div>01/19/2022</div></div><div><div>Status:</div><div>MCCH</div></div></div>
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Agenda No.:

013

Complexity Level: -

Status: Removed

Respondent:

THE PEP BOYS-MANNY, MOE & JACK LLC

CEO: Omar J Sheppard

1201 Hays St, TALLAHASSEE, FL 32301

Situs Address:

800 N Military Trl, West Palm Beach, FL 33415

Case No: C-2021-09070033

PCN:

Zoned: MUPD

Violations:	<div><div>1</div><div><div>Details:</div><div>Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or any other feature is required for compliance with the provisions of this Code, such device, equipment, system, condition arrangement, level of protection, fire-resistive construction, or other feature shall thereafter be continuously maintained. Maintenance shall be provided in accordance with applicable NFPA requirements or requirements developed as part of a performance-based design, or as directed by the AHJ.</div></div><div><div>Code:</div><div>National Fire Protection Association 1 - 4.5.8.1</div></div><div><div>Issued:</div><div>10/07/2021</div></div><div><div>Status:</div><div>MCCH</div></div></div>
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cc: George Mark Brockway, As Trustee Neva Mae Brockway Trust Dated December 30, 1980 And The Neva Mae Brockway Revocable Trust Dated May 15, 1986  
Pep Boys Manny Moe & Jack The

Agenda No.:

014

Complexity Level: -

Status: Active

Respondent:

BAF ASSETS LLC

CEO: Steve G Bisch

1201 Hays St, Tallahassee, FL 32301

Situs Address:

5173 Buchanan Rd, Delray Beach, FL 33484

Case No: C-2022-08160011

PCN:

00-42-46-23-03-000-5860

Zoned: RS

Violations:	<div><div>1</div><div><div>Details:</div><div>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 and 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.</div></div><div><div>Code:</div><div>Unified Land Development Code - 6.D.1.A.1.b Unified Land Development Code - 6.D.1.A.1.c</div></div><div><div>Issued:</div><div>08/17/2022</div></div><div><div>Status:</div><div>MCCH</div></div></div> <div><div>2</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, the paver driveway 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>08/17/2022</div></div><div><div>Status:</div><div>MCCH</div></div></div>
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CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

SEPTEMBER 17, 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, the hurricane shutter brackets has been erected or installed without a valid building permit.

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

Issued: 08/17/2022

Status: MCCH

cc: Baf Assets Llc  
Code Enforcement

Agenda No.: 015Complexity Level: 1Status: Active

Respondent: WINDSOR G CONDOMINIUM ASSOCIATION, INC. CEO: John Gannotti

144 Windsor G, West Palm Beach, FL 33417

Situs Address: Windsor G, West Palm Beach, FLCase No: C-2023-09260015

PCN:Zoned: RH

Violations:

1

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

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

Issued: 09/26/2023

Status: MCCH

cc: Windsor G Condominium Association, Inc.

Agenda No.: 016Complexity Level: 1Status: Active

Respondent: STEPHEN, MEDGUERRE; STEPHEN, ROSEMANE CEO: Debbie N Plaud

6258 Wauconda Way W, Lake Worth, FL 33463-5870

Situs Address: 6258 Wauconda Way W, Lake Worth, FL 33463Case No: C-2021-12150016

PCN: 00-42-44-34-13-000-0830Zoned: RS

Violations:

1

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

More specifically, permit # M-2021-004726-0000 (HVAC) has become inactive or expired.

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

Issued: 12/15/2021

Status: MCCH

Agenda No.: 017Complexity Level: 1Status: Active

Respondent: STEPHEN, ROSEMANE; STEPHEN, MESGUERRE CEO: Rl Thomas

6258 Wauconda Way W, Lake Worth, FL 33463-5870

Situs Address: 6258 Wauconda Way W, Lake Worth, FLCase No: C-2023-04040008

PCN: 00-42-44-34-13-000-0830Zoned: RS

Violations:

1

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

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

Issued: 04/05/2023

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

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

Issued: 04/05/2023

Status: MCCH

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

SEPTEMBER 17, 2025 9:00 AM

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

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

Issued: 04/05/2023

Status: CLS

cc: Stephen, Medguerre

Agenda No.: 018Complexity Level: 1Status: Active

Respondent: WINDSOR G CONDOMINIUM ASSOCIATION, INC. CEO: John Gannotti

144 Windsor G, West Palm Beach, FL 33417

Situs Address: Windsor G, West Palm Beach, FL 33417Case No: C-2021-09280006

PCN:Zoned: RH

- Violations:
- 1
- Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 4 PVC fence trash enclosure structures on common ground have been erected or installed without a valid building permit.

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

Issued: 09/30/2021

Status: MCCH

cc: Windsor G Condominium Association, Inc.

Agenda No.: 019Complexity Level: 1Status: Active

Respondent: Dominguez, Cristian CEO: Maggie Bernal

4705 Maine St, Lake Worth Beach, FL 33461-5002

Situs Address: 4705 Maine St, Lake Worth, FLCase No: C-2023-07110001

PCN: 00-42-44-25-00-000-5540Zoned: RM

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

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

Issued: 07/17/2023

Status: MCCH
- 7
- Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically: All fence(s) have been erected or installed without a valid building permit.

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

Issued: 07/17/2023

Status: MCCH

Agenda No.: 020Complexity Level: 1Status: Active

Respondent: WHISPERING WAY 33484, LLC; Trustee of the CEO: Richard W Padgett

WHISPERING WAY REVOCABLE TRUST; Carrera, Viktoriia Moskalenko; Sirenko, Ihor; Tkachenko, Dmytro

1800 Sans Souci Blvd, 119, North Miami, FL 33181

Situs Address: 6575 Whispering Wind Way, Delray Beach, FL 33484Case No: C-2020-12030070

PCN: 00-42-46-15-09-000-0410Zoned: RH

- Violations:
- 1
- Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.

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

Issued: 12/14/2020

Status: MCCH

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

SEPTEMBER 17, 2025 9:00 AM

- 2

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

More specifically, permit # B-2017-000942-0000 has become inactive or expired.

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

**Issued:** 12/14/2020 **Status:** CLS
- 2

**Details:** Residential swimming pools shall comply with Sections R4501.17.1 through R4501.17.3. More specifically, residential swimming pools shall have a barrier that completely surrounds and obstructs access to the swimming pool in accordance with the Florida Building Code, Residential.

**Code:** Florida Building Code, Residential as FBC-R - R4501.17

**Issued:** 12/14/2020 **Status:** MCCH
- 3

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

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

**Issued:** 12/14/2020 **Status:** MCCH

cc: Carrera, Viktoriia Moskalenko  
Sirenko, Ihor  
Tkachenko, Dmytro  
Trustee Of The Whispering Way Revocable Trust  
Trustee Of The Whispering Way Revocable Trust  
Whispering Way 33484, Llc

Agenda No.: 021

Complexity Level: 1

Status: Active

Respondent: Escamilla, Gilberto; Bernal, Marcela

CEO: Paul Pickett

6189 Lakemont Cir, Lake Worth, FL 33463

Situs Address: 1833 Keenland Cir, West Palm Beach, FL

Case No: C-2023-02060031

PCN: 00-42-44-12-24-000-1150

Zoned: RM

- Violations:

2

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

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

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

**Issued:** 02/13/2023 **Status:** MCCH

Agenda No.: 022

Complexity Level: 1

Status: Active

Respondent: Louis, Roitise; Louis, Choucune Joseph

CEO: Adam F Moulton

5889 Ellis Hollow Rd W, Lake Worth, FL 33463-1513

Situs Address: 5889 Ellis Hollow Rd W, Lake Worth, FL

Case No: C-2023-04060026

PCN: 00-42-44-34-32-000-1300

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, front yard was observed under construction with pavers observed stacked for install per resident.

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

**Issued:** 04/12/2023 **Status:** MCCH

Agenda No.: 023

Complexity Level: -

Status: Active

Respondent: Barshishat, Rafael

CEO: Teresa G Rouse

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

SEPTEMBER 17, 2025 9:00 AM

22824 Tradewind Rd, Boca Raton, FL 33428-5636		
Situs Address:	22824 Tradewind Rd, Boca Raton, FL	Case No: C-2024-11210013
PCN:	00-41-47-36-03-000-4690	Zoned: AR
Violations:	<div><div>1</div><div>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Specifically, but not limited to, building material, plywood, shelving, appliances, landscape debris, trash, and similar items on the property.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 11/22/2024</div><div>Status: MCCH</div></div> <div><div>2</div><div>Details: Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. Specifically, the front entry stairs are in a state of disrepair.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)</div><div>Issued: 11/22/2024</div><div>Status: MCCH</div></div> <div><div>3</div><div>Details: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. Specifically, the roof is in a state of disrepair.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)</div><div>Issued: 11/22/2024</div><div>Status: CCH</div></div> <div><div>4</div><div>Details: Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. Specifically, the porch is in a state of disrepair.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)</div><div>Issued: 11/22/2024</div><div>Status: MCCH</div></div> <div><div>5</div><div>Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. Specifically, the yard is overgrown and are not being maintained.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)</div><div>Issued: 11/22/2024</div><div>Status: MCCH</div></div>	

<b>Agenda No.:</b>	024	<b>Complexity Level:</b>	1	<b>Status:</b>	Active
<b>Respondent:</b>	MENA, MAYDELIN; PEREZ, ISREAL ROCHE	<b>CEO:</b>	Frank A Davis		
	2535 Marbill Rd, West Palm Beach, FL 33406-4322				
<b>Situs Address:</b>	2535 Marbill Rd, West Palm Beach, FL			<b>Case No:</b>	C-2023-01040015
<b>PCN:</b>	00-43-44-05-18-008-0050			<b>Zoned:</b>	RS
<b>Violations:</b>	<div><div>3</div><div><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Rear Porch Addition has been erected or installed without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 01/05/2023 <b>Status:</b> MCCH</div></div>				

<b>Agenda No.:</b>	025	<b>Complexity Level:</b>	-	<b>Status:</b>	Active
<b>Respondent:</b>	Poling, Franklin E Jr	<b>CEO:</b>	Elizabeth A Gonzalez		
	17396 90th St N, Loxahatchee, FL 33470-2609				
<b>Situs Address:</b>	17396 90th St N, Loxahatchee, FL 33470	<b>Case No:</b>	C-2021-06040036		
<b>PCN:</b>	00-40-42-14-00-000-6060	<b>Zoned:</b>	AR		
<b>Violations:</b>	<div><div>1</div><div><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 06/15/2021 <b>Status:</b> MCCH</div></div> <div><div>2</div><div><b>Details:</b> Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) <b>Issued:</b> 06/15/2021 <b>Status:</b> MCCH</div></div>				



CODE COMPLIANCE  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
SEPTEMBER 17, 2025 9:00 AM

- 3

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

**Code:** Unified Land Development Code - 6.D.1.A.1.b

**Issued:** 06/15/2021

**Status:** MCCH
- 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. Specifically, a canopied accessory structure has been erected or installed without a valid building permit.

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

**Issued:** 06/15/2021

**Status:** MCCH

Agenda No.: 026

Respondent: Diaz, Miguel Santiago; Zayas Arce, Brenda Marie

Situs Address: 359 Selva Ter, West Palm Beach, FL 33415

PCN: 00-42-44-02-21-002-0090

Complexity Level: 1

CEO: Charles Zahn

Case No: C-2022-03160013

Zoned: RH

- Violations:

1

**Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, interior build out of garage, converted into living space including A/C mechanical electrical and plumbing without a valid building permit.

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

**Issued:** 03/22/2022

**Status:** MCCH

2

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

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

**Issued:** 03/22/2022

**Status:** CLS

3

**Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically, parking in the yard area.

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

**Issued:** 03/22/2022

**Status:** CLS

Agenda No.: 027

Respondent: Rogalny, Theodore P

Situs Address: 7181 High Ridge Rd, Boynton Beach, FL

PCN: 00-43-45-08-01-000-0060

Complexity Level: 1

CEO: Caroline Foulke

Case No: C-2023-01130035

Zoned: RS

- Violations:

2

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

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

**Issued:** 01/20/2023

**Status:** MCCH

Agenda No.: 028

Respondent: Ponoroff, Jacqueline V

Situs Address: 9832 Palma Vista Way, Boca Raton, FL 33428

PCN: 00-42-47-19-29-000-0170

Complexity Level: -

CEO: Debbie N Plaud

Case No: C-2020-09290062

Zoned: PUD

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

SEPTEMBER 17, 2025 9:00 AM

Violations:	<div>2</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 fence serving as a pool barrier has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 6th Edition (2017) - 105.1</div><div>Issued: 09/30/2020</div><div>Status: MCCH</div></div>
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Agenda No.: 029

Complexity Level: -

Status: Active

Respondent: Whispering Way 33484, LLC; Moskalenko, Viktoriia; Sirenko, Ihor; Tkachenko, Dmytro; (No Trustee Listed) Whispering Way Revocable Trust 1800 Sans Souci Blvd, Unit 119, North Miami, FL 33181

CEO: Jamie G Illicete

Situs Address: 6575 Whispering Wind Way, Delray Beach, FL 33484

Case No: C-2022-03090022

PCN: 00-42-46-15-09-000-0410

Zoned: RH

Violations:	<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, shed located in backyard 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: 03/15/2022</div><div>Status: MCCH</div></div>
	<div>2</div> <div><div>Details:</div><div>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, front roof gutter is in disrepair.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)</div><div>Issued: 03/15/2022</div><div>Status: MCCH</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, roof solar panel 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: 03/15/2022</div><div>Status: MCCH</div></div>
	<div>4</div> <div><div>Details:</div><div>It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. More specifically, unregistered vehicles parked in front driveway.</div><div>Code: Unified Land Development Code - 6.D.1.A.4.a.2.a</div><div>Issued: 03/15/2022</div><div>Status: MCCH</div></div>
	<div>5</div> <div><div>Details:</div><div>Uncultivated vegetation when 1) greater than 18 inches in height located on vacant lots, or 2) greater than 7 inches in height when located on developed residential or developed non-residential lots shall be considered a nuisance. Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to landscape material. More specifically, vegetation, grass and/or weeds are overgrown.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)</div><div>Issued: 03/15/2022</div><div>Status: CLS</div></div>
	<div>6</div> <div><div>Details:</div><div>Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to landscape material. More specifically, areca palm planted in right-of-way is overgrown and obstructing the sidewalk.</div><div>Code: Palm Beach County Codes &amp; Ordinances - Ordinance 2019-030</div><div>Issued: 03/15/2022</div><div>Status: MCCH</div></div>
	<div>7</div> <div><div>Details:</div><div>It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open storage of inoperable vehicles, tarps, vegetative debris or similar items on property.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div></div>

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

SEPTEMBER 17, 2025 9:00 AM

Issued: 03/15/2022	Status: CLS
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cc: Moskalenko, Viktoriia  
Sirenko, Ihor  
Tkachenko, Dmytro  
Whispering Way 33484, Llc  
Whispering Way Revocable Trust

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. "